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A Stronger, More Informed Coconut Grove



REFERENDUM GUIDE

WHAT'S ON YOUR MIAMI BALLOT?

A neutral, nonpartisan guide to the referendums on your Miami ballot—what each one does, what a vote means, and what to know before you vote.

WHY THIS GUIDE

Ballots are long, and referendum language can be difficult to understand.

One Grove Alliance prepared this guide to explain what each question would change, what your vote means, and the main arguments voters raise on both sides. This guide covers referendum questions only; it does not cover candidates or judicial retention races.

— WE DO NOT RECOMMEND HOW TO VOTE.

— HOW TO USE IT

For each question, look for four things:

WHAT IT DOES

The change being proposed.

WHAT YOUR VOTE MEANS

What happens with YES or NO — or FOR BONDS / AGAINST BONDS.

KEY FACTS

The numbers, costs, dates, or limitations that matter.

BOTH SIDES

Why some voters may support the proposal — and why others may have concerns.

Official ballot wording and principal sources for each measure are listed at the end of this guide.

www.OneGroveAlliance.org

BE READY TO VOTE

NOVEMBER 3, 2026 GENERAL ELECTION

EARLY VOTING	Oct. 19–Nov. 1 7 a.m.–7 p.m. daily
VOTE BY MAIL	Request deadline: Oct. 22 at 5 p.m. MAIL: Sign the return envelope and mail early. Elections must RECEIVE your ballot by 7 p.m. Nov. 3; a postmark is not enough. EARLY DROP-OFF: Use a secure drop box at any Miami-Dade early voting site, Oct. 19–Nov. 1, 7 a.m.–7 p.m. NOV. 3: No mail-ballot drop-off at precinct polling places. Return by 7 p.m. only to: DORAL — Supervisor of Elections 2700 NW 87th Avenue, Miami, FL 33172 DOWNTOWN — Elections Branch Office Stephen P. Clark Center 111 NW 1st Street, Lobby, Miami, FL 33128

ELECTION DAY	Tuesday, Nov. 3 7 a.m.–7 p.m.
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YOUR BALLOT & POLLING PLACE

Check Miami-Dade Elections for your assigned polling place and your own sample ballot.

HOW MANY VOTES DOES IT TAKE?

Florida constitutional amendments	At least 60% YES statewide
County, School Board and City questions	Generally a simple majority of voters voting on that question

STATE AMENDMENT 1

BUILD A BIGGER STATE RAINY-DAY FUND?

WHAT IT DOES

Florida has a constitutional Budget Stabilization Fund — essentially a state rainy-day account.

This amendment would raise its maximum size from 10% to 25% of general revenue collections and require annual transfers toward that larger reserve, generally up to \$750 million a year.

YES MEANS Florida adopts the larger reserve target and new transfer rules.	NO MEANS The current constitutional reserve rules remain in place.
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KEY FACTS

Current ceiling	10%
Proposed ceiling	25%
Annual transfer	Up to \$750 million
To pass	60% YES statewide

WHY SOME VOTERS MAY SUPPORT IT

- A larger reserve could help Florida respond to recessions, hurricanes or sudden revenue losses.
- Automatic transfers make saving less dependent on each year’s budget negotiations.

WHY SOME VOTERS MAY HAVE CONCERNS

- Money placed in reserve is not available for current programs, tax relief or other priorities.
- Lawmakers could still withdraw money for a “critical state need” under specified conditions.

WHY THIS MATTERS

The basic tradeoff is more money saved for future emergencies versus more money available to spend today.

STATE AMENDMENT 2

PROPERTY-TAX EXEMPTION FOR QUALIFYING AGRICULTURAL PROPERTY?

— WHAT IT DOES

This amendment would exempt qualifying tangible personal property used on agricultural land — such as certain farming or agritourism equipment — from property taxes beginning in 2027.

YES MEANS

Creates the new property-tax exemption for qualifying agricultural property.

NO MEANS

Leaves the current tax rules in place.

WHY SOME VOTERS MAY SUPPORT IT

- Could reduce operating costs for farms and agritourism businesses.
- Supporters say the exemption could help preserve active agricultural uses.

WHY SOME VOTERS MAY HAVE CONCERNS

- Local governments would collect less property-tax revenue from equipment that becomes exempt.
- The tax benefit goes specifically to qualifying agricultural owners or leaseholders rather than taxpayers generally.

STATE AMENDMENT 3

EXPAND THE HOMESTEAD EXEMPTION AND LOWER THE NON-HOMESTEAD ASSESSMENT CAP?

WHAT IT DOES

For non-school property taxes, this amendment would raise the homestead exemption to:

- \$150,000 in 2027
- \$250,000 in 2028

It would also lower the annual assessment-growth cap on non-homestead property from 10% to 5% and add new statewide constitutional limits on local property-tax use.

YES MEANS

Many homesteaded homeowners would pay less in City, County and other non-school property taxes. Local governments would collect less property-tax revenue.

NO MEANS

The current homestead exemption and 10% non-homestead assessment cap would remain in place. The new revenue reductions and constitutional limits would not take effect.

IMPORTANT TO KNOW

The larger exemption does not apply to school property taxes.

State economists project local governments could lose nearly \$5 billion in the first year, rising to almost \$12 billion annually once fully phased in.

WLRN reports Miami-Dade projects about a \$359 million first-year loss. That revenue helps fund services such as police and fire protection, roads, parks, libraries, flood control and local government operations. Smaller communities with fewer alternative revenues could face greater pressure to cut or delay services, raise other revenues, or use reserves.

STATE VS. LOCAL CONTROL

This amendment would shift some fiscal decision-making from local governments to the Florida Constitution.

Supporters see that as stronger taxpayer protection.

Opponents see it as reducing local control.

WHY THIS MATTERS

This is both a tax-relief question and a decision about how much revenue and flexibility cities and counties should have to provide local services.

MIAMI-DADE COUNTY REFERENDUM 1

WHO SHOULD SET COUNTY COMMISSIONERS' PAY?

WHAT IT DOES

Miami-Dade's Charter currently sets County Commissioners' salary at \$6,000 a year, an amount unchanged since 1957.

This proposal would replace that fixed salary with a five-member independent Salary Commission that would review and set commissioner salaries each year.

The County Commission could not change the Salary Commission's decision.

YES MEANS

Creates the independent Salary Commission and ends the Charter's \$6,000 fixed salary.

NO MEANS

Keeps the current Charter salary system.

WHY SOME VOTERS MAY SUPPORT IT

- Places future salary-setting with an independent commission rather than the County Commission.
- Allows compensation to reflect current responsibilities, cost of living and comparable jurisdictions.

WHY SOME VOTERS MAY HAVE CONCERNS

- Salary decisions would move away from direct voter control.
- Annual reviews could result in increases that the County Commission itself could not change.

IMPORTANT TO KNOW

The Salary Commission members would be unpaid County residents and could not be elected officials, County employees, registered lobbyists, or immediate family members of a sitting commissioner.

The commission would have to hold public hearings before setting salaries.

MIAMI-DADE COUNTY REFERENDUM 2

LIVE IN THE DISTRICT LONGER BEFORE RUNNING FOR COMMISSION?

WHAT IT DOES

Increase district residency from six months to one year before the start of the qualifying period.

YES MEANS

Requires the longer district-residency period.

NO MEANS

Keeps the existing residency requirement.

WHY SOME VOTERS MAY SUPPORT IT

- Could encourage candidates to have a longer connection to the district they seek to represent.

WHY SOME VOTERS MAY HAVE CONCERNS

- A longer requirement could reduce the pool of eligible candidates, particularly people who recently moved within Miami-Dade.

MIAMI-DADE COUNTY REFERENDUM 3

CHANGE WHEN SOME VACANCY ELECTIONS AND MUNICIPAL QUALIFYING OCCUR?

— WHAT IT DOES

This amendment would allow the County to align certain special elections for Mayor or County Commission vacancies with other scheduled elections when the vacancies result from resignations to run for another office. It would also establish minimum standards for municipal candidate qualifying periods.

YES MEANS

Adopts the new timing rules.

NO MEANS

Keeps the current Charter rules.

WHY SOME VOTERS MAY SUPPORT IT

- Could simplify election administration and better coordinate election dates.

WHY SOME VOTERS MAY HAVE CONCERNS

- Changes when some elections and candidate-qualifying periods occur, which can affect candidates and voters even though the measure is largely procedural.

MIAMI-DADE COUNTY REFERENDUM 4

UPDATE THE CHARTER FOR MIAMI-DADE'S RESTORED ELECTED OFFICES?

— WHAT IT DOES

Florida voters approved Amendment 10 in 2018, requiring all counties — including Miami-Dade — to have separately elected constitutional officers.

Miami-Dade now has separately elected offices including:

- Sheriff
- Tax Collector
- Property Appraiser
- Supervisor of Elections

This referendum updates the County Charter to reflect that change and also adds a requirement that County employees take a leave of absence when running for an elected constitutional office. It would also clarify the respective finance and budget duties of the Clerk and the County.

YES MEANS

Updates the Charter to conform to the state constitutional change and adopts the related employment provision.

NO MEANS

Does not make those Charter changes.

— WHY THIS MATTERS

Most of this measure aligns the County Charter with a change that has already occurred under state law.

MIAMI-DADE COUNTY REFERENDUM 5

TECHNICAL CHARTER UPDATES — AND NEW PUBLIC-NOTICE METHODS?

— WHAT IT DOES

Much of this referendum makes technical or editorial updates to the County Charter.

One change would allow public-notice and participation methods beyond those currently written into the Charter, where state law permits.

YES MEANS

Adopts the Charter updates.

NO MEANS

Keeps the current Charter language.

WHY SOME VOTERS MAY SUPPORT IT

- Updates outdated or technical Charter provisions.
- Allows the County to use newer methods of communicating public information where permitted by law.

WHY SOME VOTERS MAY HAVE CONCERNS

- Changes to public-notice methods can affect how residents learn about and participate in County decisions.

MIAMI-DADE COUNTY REFERENDUM 6

ALLOW MORE ADVERTISING IN COUNTY PARKS?

— WHAT IT DOES

In parks subject to Article 7 of the County Charter, advertising is currently limited largely to advertising connected to sponsorship of park facilities or events.

This amendment would broaden the advertising that may be allowed in parks covered by the County Charter.

Revenue generated would remain dedicated to the park system.

YES MEANS

Allows a broader range of advertising in affected parks.

NO MEANS

Keeps the existing advertising restrictions.

WHY SOME VOTERS MAY SUPPORT IT

- Could provide additional dedicated revenue for parks.
- Gives the County more flexibility in generating park-system income.

WHY SOME VOTERS MAY HAVE CONCERNS

- Could increase commercial advertising in public recreational spaces.
- Implementation decisions would influence how much advertising residents actually see.

— IMPORTANT FOR CITY OF MIAMI VOTERS

CITY OF MIAMI PARKS ARE NOT COVERED.

This referendum does not change advertising rules in City-owned parks in Coconut Grove, Brickell or elsewhere in the City of Miami.

It does apply to affected County parks that City residents use.

MIAMI-DADE SCHOOL BOARD REFERENDUM

KEEP THE EXISTING 1-MILL SCHOOL TAX FOR FOUR MORE YEARS?

WHAT IT DOES

This asks voters to continue the existing 1-mill property-tax levy for four more years: July 1, 2027 through June 30, 2031.

The money supports school operations, including:

- teacher and instructional-personnel compensation
- student safety
- school security
- participating public charter schools

YES MEANS

Continues the existing 1-mill levy through June 2031.

NO MEANS

The existing levy would expire June 30, 2027, so this particular 1-mill school tax would end.

WHAT DOES 1 MILL COST?

On a home with \$300,000 in taxable value, the existing 1-mill levy costs about \$300 a year.

WHY SOME VOTERS MAY SUPPORT IT

- Continues dedicated funding for teacher compensation and school safety.
- Maintains a funding source voters previously approved.

WHY SOME VOTERS MAY HAVE CONCERNS

- Continues an additional property tax for another four years.
- Some voters may prefer school expenses to be funded from existing state or local education revenues.

IMPORTANT TO KNOW

State Amendment 3's larger homestead exemption would not reduce this tax because Amendment 3 applies to non-school taxes. The levy would continue with oversight by a Citizen Advisory Committee.

MIAMI REFERENDUM 1

BORROW \$450 MILLION FOR POLICE AND FIRE FACILITIES?

WHAT IT DOES

The City is asking voters to authorize up to \$450 million in general-obligation bonds for police, fire and emergency-response facilities.

A bond means the City receives money now and repays the debt — principal plus interest — over many years from property taxes.

FOR BONDS MEANS

The City may borrow up to \$450 million for the proposed public-safety projects.

AGAINST BONDS MEANS

The \$450 million bond is not authorized. Proposed public safety projects would need to be funded through the City budget or other legally available sources.

IMPORTANT TO KNOW

The City can still fund repairs or individual projects through its budget and other legally available funding sources.

In September, the Commission separately directed \$10.2 million in legally available City funds toward immediate Fire-Rescue repairs rather than waiting for the bond.

ABOUT “WITHOUT INCREASING MILLAGE RATE”

The ballot says the debt-service millage would not exceed 0.5935 mills.

That does not mean the bonds have no taxpayer cost.

Bond debt is repaid from property taxes, and a homeowner’s tax bill can still change based on taxable value and the rates the City sets.

WHY SOME VOTERS MAY SUPPORT IT

- The City says many police and fire facilities are aging and need significant work.
- Borrowing could allow multiple major projects to move forward sooner.
- Long-term financing spreads the cost over many years and future residents.

WHY SOME VOTERS MAY HAVE CONCERNS

- \$450 million is a significant amount of new long-term debt.
- Taxpayers repay both principal and interest.
- Some repairs can be funded individually without issuing the entire bond package.
- Some voters may want a fuller accounting of remaining Miami Forever Bond projects and funds before approving additional debt.

WHY THIS MATTERS

The question is not simply whether public-safety buildings need repairs.

It is whether the City should finance this package with up to \$450 million in long-term general-obligation debt.

MIAMI REFERENDUM 2

CREATE A PERMANENT GO-BOND OVERSIGHT COMMITTEE?

WHAT IT DOES

This would place a permanent advisory General Obligation Bond Oversight Committee in the City Charter.

It would monitor active GO-bond capital projects and publicly report on:

- status
- cost
- schedule
- remaining or available funds

YES MEANS

Creates the permanent Charter-level committee.

NO MEANS

Does not create the new committee. Existing City financial, audit, Commission and bond-specific oversight structures remain.

IMPORTANT TO KNOW

The City already has several oversight mechanisms, including:

- the Finance and Audit Advisory Committee
- the Miami Forever Bond Citizens' Oversight Board
- City Commission review
- financial and administrative controls

The proposed committee would provide additional permanent oversight specifically for GO-bond projects.

WHY SOME VOTERS MAY SUPPORT IT

- Creates a permanent public body focused specifically on bond-funded projects.
- Could make project costs, schedules and remaining funds easier for residents to track.

WHY SOME VOTERS MAY HAVE CONCERNS

- Some duties may overlap with existing oversight bodies.
- The committee monitors projects after bonds are issued; it would not review proposed bonds before voters authorize them.

MIAMI REFERENDUM 2 IS SEPARATE FROM THE \$450 MILLION BOND QUESTION. EITHER MEASURE CAN PASS OR FAIL INDEPENDENTLY.

MIAMI REFERENDUM 3

PROPOSED LEASE AND REDEVELOPMENT OF RICKENBACKER AND MARINE STADIUM MARINAS

WHAT IT DOES

Authorizes a proposed lease of about 27.62 City-owned waterfront acres to Virginia Key, LLC to redevelop Rickenbacker and Marine Stadium marinas, including boat storage, commercial uses and public amenities.

Separate projects and stadium location: see page 18.

KEY TERMS

Lease term	45-year initial term plus two possible 15-year renewals — up to 75 years.
Rent	Starts at \$2.2 million a year, with escalations, plus 6% of gross revenues.
Private investment	About \$80 million

YES MEANS

The City receives voter approval to enter into this proposed lease.

NO MEANS

The City would not have voter approval to enter this proposed lease. The City could reconsider the marinas' future.



VIRGINIA KEY
MARINER — MARINE CENTER

7. d. Proposed Site Plan | Scale 1:200 | ©Arquitectonica International

City of Miami Department of Rapid Transit & Asset Management Request for Proposals (RFP) No. 16-17-011

2017 Virginia Key Marina Concept. Developer's proposed site plan showing the enclosed boat-storage facility, wet slips, restaurants, and waterfront improvements. Not a final approved design or verified lease boundary. See page 17 for capacity differences.

Source: Virginia Key, LLC, RFP 16-17-011; Arquitectonica, Proposed Site Plan, PDF p. 75.

MIAMI REFERENDUM 3 CONT'D

WHAT DO THE APPRAISALS SAY?

The City commissioned two independent appraisals in 2026. Both concluded that the proposed contract rent was above their respective estimates of fair market rent, although they used different methodologies and assumptions.

WHY SOME VOTERS MAY SUPPORT IT

- Provides substantial private investment to modernize the marina sites.
- Creates a guaranteed rent stream plus a percentage of revenue.
- City appraisals concluded the proposed rent exceeded their respective market-rent estimates.

WHY SOME VOTERS MAY HAVE CONCERNS

- The lease could control public waterfront property for as long as 75 years.
- Questions remain about long-term boating access, traffic, public waterfront use and environmental impacts.
- Attorneys for the current marina operator dispute the City’s valuation and have challenged the proposed lease in court.

WHY IS THIS ON THE BALLOT NOW?

Virginia Key, LLC was selected through a City competitive procurement that began in 2017. A 2023 Circuit Court judgment, affirmed by the Third District Court of Appeal in 2024, required the City to advance the proposal for the required public approval. The courts required the vote. They did not require voters to approve the lease.

PROPOSED BOATING CAPACITY ACROSS VIRGINIA KEY

Proposal / source	Wet Slips	Dry storage	Total
City marina ballot proposal — 2026 appraisals	162	750	912
Seaquarium Redevelopment 9/2026 plan	325	552	877
Combined City and Seaquarium proposals	487	1,302	1,789

The current YES campaign instead describes 202 City wet slips and 750 dry-storage spaces. Using that figure produces a combined total of 1,829 spaces. The discrepancy remains unresolved. Figures represent proposed total capacities—not net additions or final approvals.

The basin mooring proposal presented in September calls for 195 anchor locations serving up to 75 boats simultaneously. Anchors are not wet slips and are excluded from the table.

Separate Seaquarium project: see page 18. Sources: page 24.

Virginia Key: What's on your ballot—and what's separate



On your ballot: Referendum 3 concerns a proposed lease of the existing Rickenbacker and Marine Stadium marina sites. Red markers locate these sites, not the proposed 27.62-acre lease boundary. Deep purple identifies the stadium grandstand.

Separate proposals: The Seaquarium redevelopment (teal) and basin mooring field (light purple) are outside Referendum 3. Your vote does not approve or reject either. See page 17 for proposed capacities.

Seaquarium referendum dispute: The redevelopment follows a separate County approval process. Two County residents have threatened legal action, arguing that Article 7 of the County Charter requires voter approval for the marina. The developer disagrees; the requirement remains unresolved.

Reading the map: Land ownership: blue—City; tan—County; lavender—federal; pink—university; gray-blue—School Board; gray—other/unresolved. Green indicates mapped mangroves; markers 4 and 5 identify County EEL conservation and City EEL listing areas; brown marker 6 identifies the former landfill. Water ownership is not classified.

Map limitations: Independent orientation map, October 9, 2026—not an official map, survey, or development approval. Proposal overlays are approximate; the ballot lease boundary is unverified. Purple shading is not an approved mooring boundary or the area occupied by 75 boats. Do not compare exact project footprints. Scale applies to geography and plan geometry, not labels or markers.

[Companion map PDF: scale notes, stadium identification, and sources.](#)

OFFICIAL BALLOT WORDING & SOURCES

Exact English ballot wording from the Miami-Dade County Official Sample Ballot, Nov. 3, 2026

Sources listed under each measure are the principal documents and reporting used for the public-facing explanation.

STATE AMENDMENT 1

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Budget Stabilization Fund

OFFICIAL BALLOT WORDING

Proposing an amendment to the State Constitution to increase the amount of funds that may be retained in the budget stabilization fund from 10% to 25% of general revenue collections, require the legislature to transfer the lesser of \$750 million or the amount required to reach 25% of the general revenue collections each year unless certain conditions are met, and allow the legislature to withdraw funds for critical state needs.

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Florida HJR 5019 (2025) and legislative summary
- WGPU, Sept. 15, 2026 — “DeSantis splits with state GOP on reserve fund amendment.”

STATE AMENDMENT 2

[← Back to guide](#)

Exemption of Tangible Personal Property on Agricultural Land from Taxation

OFFICIAL BALLOT WORDING

Proposing an amendment to the State Constitution to exempt tangible personal property habitually located or typically present on land classified as agricultural, used in the production of agricultural products or for agritourism activities, and owned by the landowner or leaseholder of the agricultural land from ad valorem taxation. If approved this amendment would first apply for tax years beginning January 1, 2027.

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Florida CS/HJR 1215 (2025)
- Florida Senate legislative summary of CS/HJR 1215

STATE AMENDMENT 3

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Increased Homestead Exemption; Lower Cap on Increases in Non-Homestead Property Assessments

OFFICIAL BALLOT WORDING

This amendment increases the homestead exemption, for all non-school taxes, to \$150,000 in 2027 and \$250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same. Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the fifth year of exemption, to the extent permitted by the U.S. Constitution. This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%. This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes. This amendment takes effect January 1, 2027.

SOURCES

- [Miami-Dade County Official Sample Ballot, Nov. 3, 2026](#)
- [Florida CS/HJR 1-F \(2026F\)](#)
- [Florida legislative fiscal analysis / Revenue Estimating Conference • WLRN, Sept. 2, 2026](#)
- [WLRN, Sept. 28, 2026](#)
- Coconut Grove Spotlight / WLRN — Zoey Thomas, Sept. 28, 2026: [Shorter Hours, Fewer Services: Proposed Tax Cuts Loom Large for Libraries](#).
- Coconut Grove Spotlight / WLRN — Joshua Ceballos, Oct. 1, 2026: [Elected Officials Back Tax Cuts While Spending Big](#).
- Coconut Grove Spotlight — Anita Li and Don Finefrock, Sept. 14, 2026: [Miami's Budget Debate Takes Shape](#).

COUNTY REFERENDUM 1

[← Back to guide](#)

Charter Amendment: Establish an Independent Salary Commission

OFFICIAL BALLOT WORDING

Shall the Charter be amended to replace the fixed annual salary for County Commissioners with an independent, five-member Salary Commission—appointed by the Chief Judge of the Eleventh Judicial Circuit of Florida, State Attorney, Public Defender, Executive Director of the Commission on Ethics, and Inspector General—that annually reviews and sets Commissioner salaries based on specific criteria, with all decisions being final without modification by the Board of County Commissioners?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-680-26 / File 261181
- Miami-Dade Home Rule Charter
- Miami-Dade 2012 election results

COUNTY REFERENDUM 2

[← Back to guide](#)

Charter Amendment: Increase Length of District Residency to Run for County Commissioner

OFFICIAL BALLOT WORDING

Shall the Charter be amended to change the residency requirement for Commission members, increasing the minimum time a candidate must reside within their district from six months to one year before the start of the qualifying period?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-681-26 / File 261182

COUNTY REFERENDUM 3

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Charter Amendment: Allow Vacancy Election to Sync Up with Other Election; Establish Municipal Qualifying Standards

OFFICIAL BALLOT WORDING

Shall the Charter be amended to allow the Board to align the timing of special elections to fill vacancies in the offices of Mayor or County Commissioner with other scheduled elections when such vacancies are caused by resignations to run for other offices, and to establish minimum standards for municipal candidate qualifying periods?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-682-26 / File 261380

COUNTY REFERENDUM 4

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Charter Amendment: Revisions Due to Reestablishment of Elected County Constitutional Offices

OFFICIAL BALLOT WORDING

Shall the Home Rule Charter be amended to make certain changes that (1) address the reestablishment of the elected County Constitutional Offices of Sheriff, Tax Collector, Property Appraiser, and Supervisor of Elections, (2) clarify the respective duties of Clerk and County with respect to finance and budget, and (3) require County employees to take leave of absence when running for an elected constitutional office?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-683-26 / File 261315
- Florida Amendment 10 (2018)
- Miami-Dade constitutional-offices materials

COUNTY REFERENDUM 5

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Charter Amendment: Miscellaneous Matters and Technical Changes

OFFICIAL BALLOT WORDING

Shall the Home Rule Charter be amended to make certain technical changes, including updating certain listed County locations to current name, allowing for additional methods of public notice and participation when otherwise allowed by state law, and ensuring consistent stylistic conventions for numbering, gender, capitalization, and grammar?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-684-26 / File 261186

COUNTY REFERENDUM 6

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Charter Amendment: Expanding Allowable Advertising at Parks

OFFICIAL BALLOT WORDING

Shall the Charter be amended to expand permissible advertising in parks subject to Article 7 of the Charter by removing the requirement that advertising in those parks must be related to sponsorship of events or facilities in the parks, provided that such advertising does not unreasonably impair the public use of the park or damage the park and any revenue generated be for the exclusive use of the park system?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-685-26 / File 261314
- Miami-Dade Home Rule Charter, Article 7

SCHOOL BOARD REFERENDUM

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Referendum Renewal of Existing Ad Valorem Levy for Teachers, Instructional Personnel, Student Safety and Security

OFFICIAL BALLOT WORDING

Shall the School Board of Miami-Dade County, Florida, maintain the existing one (1) mill ad valorem tax levy exclusively for school operational purposes at Miami-Dade County Public Schools, including public charter schools, to continue improving compensation for teachers and instructional personnel and to improve student safety and school security with oversight by a Citizen Advisory Committee beginning July 1, 2027, and ending June 30, 2031?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- Miami-Dade Resolution R-440-26 / File 260887
- School Board of Miami-Dade County Resolution No. 26-023 (April 22, 2026)

MIAMI REFERENDUM 1

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Safe and Ready Miami: General Obligation Bonds for Police/Fire Facilities without Increasing Millage Rate

OFFICIAL BALLOT WORDING

To enhance citywide public safety by improving critically deteriorating facilities for firefighters and paramedics through renovations, modernizations, and new construction, and by building a modern, mission-ready public safety headquarters for police and first responders, shall the City of Miami issue \$450 million in General Obligation Bonds, within maximum lawful interest rates, payable from ad valorem taxes, with no increase to the current capital projects debt millage rate (0.5935), and an independent annual audit?

SOURCES

- [Miami-Dade County Official Sample Ballot, Nov. 3, 2026](#) • [City of Miami Resolution R-26-0297](#)
- [City of Miami FY 2025-26 Adopted Budget](#)
- [City of Miami Safe and Ready Miami materials](#)
- [City Resolution R-26-0373 — Fire-Rescue repairs](#)
- [WLRN, May 14, 2026](#)
- [Coconut Grove Spotlight — David Villano, July 9, 2026: Commission Sends \\$450 Million Public Safety Bond to November Ballot.](#)
- [Coconut Grove Spotlight — Anita Li and Sinclair Holian, Sept. 28, 2026: Miami Approves \\$3.7 Billion Budget After Last-Minute Changes.](#)
- [Coconut Grove Spotlight — David Villano, Oct. 5, 2026: As City Seeks \\$450 Million in New Bonds, an Old Project Offers a Lesson.](#)

MIAMI REFERENDUM 2

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Charter Amendment to Establish a Permanent Advisory General Obligation Bonds Oversight Committee

OFFICIAL BALLOT WORDING

Shall the City of Miami Charter be amended to establish a permanent advisory General Obligation Bond Oversight Committee to provide for transparency and oversight, and with the authority to monitor and publicly report on the status, cost, timeline, and remaining or available funds for all active capital projects funded with general obligation bonds issued by the City of Miami?

SOURCES

- [Miami-Dade County Official Sample Ballot, Nov. 3, 2026](#)
- [City of Miami Resolutions R-26-0322 and R-26-0345](#)
- [City Ordinance 14460 — Finance and Audit Advisory Committee](#) • [Miami Forever Bond Citizens' Oversight Board materials](#)
- [Coconut Grove Spotlight — David Villano, Oct. 5, 2026: As City Seeks \\$450 Million in New Bonds, an Old Project Offers a Lesson.](#)

MIAMI REFERENDUM 3

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Proposed Lease and Redevelopment of existing Rickenbacker and Marine Stadium Marinas on Virginia Key

OFFICIAL BALLOT WORDING

Shall City lease approximately 27.62 acres on Virginia Key to Virginia Key, LLC for: • 45-year initial term with two 15-year renewals; • Minimum annual guaranteed rent to City of \$2,200,000 (with escalations) totaling approximately \$203,980,000 over the initial term plus 6% of gross revenues; • Approximately \$80,000,000 privately funded investment to redevelop existing Rickenbacker and Marine Stadium marinas in an environmentally sensitive manner, including boat storage, restaurants, retail, and public parking?

SOURCES

- Miami-Dade County Official Sample Ballot, Nov. 3, 2026
- City of Miami Files 19189 and 19190 (June 11, 2026)
- Virginia Key, LLC — Virginia Key Harbour & Marine Center, RFP 16-17-011 (2017); Arquitectonica International, Proposed Site Plan, PDF p. 75.
- Joseph J. Blake and Associates — Virginia Key Marina, April 6, 2026, market rent appraisal; 162 wet slips and 750 dry-storage spaces.
- 2026 CRE appraisal
- Final Judgment, Virginia Key, LLC v. City of Miami, Case No. 2021-022931-CA-01 (11th Jud. Cir., Feb. 10, 2023)
- City of Miami v. Virginia Key, LLC, No. 3D23-436 (Fla. 3d DCA July 31, 2024)
- [WLRN, July 21, 2026](#)
- WLRN, Aug. 21, 2026

VIRGINIA KEY / SEAQUARIUM CONTEXT

SOURCES

- RSP Architects for Resilient Aquarium LLC — SitePlanV4.PDF, p. 1 (Sept. 17, 2026; received Sept. 22, 2026), Z26-106: primary source for 325 wet slips and 552 dry-storage spaces; applicant proposal, not final approval.
- Miami-Dade County — GIS SKETCHES.pdf, p. 2, Z2026000106 (June 23, 2026; 2024 aerial imagery): existing-conditions map, marked NTS.
- Miami-Dade County — “Lease Assignment and Amendment Term Sheet,” Exhibit A, File 252179 / Resolution R-1177-25 (Dec. 2, 2025): lease framework and required approvals.
- Terra — “Miami Seaquarium” redevelopment presentation (Nov. 2025): proposed redevelopment program and design.
- WLRN — Don Finefrock, “Miami resident threatens lawsuit over Seaquarium redevelopment” (Oct. 2, 2026): 325 wet slips, 552 dry-stack spaces, and disputed demand for a voter referendum.
- WUSF / WLRN — Jenny Staletovich, “Out with the Seaquarium, in with the mega yachts? A new plan for the old marine park” (July 13, 2026): earlier environmental application; 325 wet slips and about 500 dry-stack spaces.
- Miami-Dade County — CDMP20260007, “Miami-Dade County Parks, Recreation and Open Spaces (a.k.a. Seaquarium),” May 2026 CDMP amendment cycle: current comprehensive-plan / land-use application.
- [WLRN — October 9, 2026: Seaquarium marina referendum dispute.](#)
- [Miami-Dade County Home Rule Charter — Article 7: Parks, Aquatic Preserves and Preservation Lands.](#)

ADDITIONAL CAPACITY SOURCES

- Save Virginia Key YES campaign — 202 wet slips; 750 dry-storage spaces.
- Coconut Grove Spotlight, Oct. 5, 2026 — September mooring proposal: 195 anchor locations; up to 75 boats simultaneously.