

Memorandum



Date: June 9, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fiscal Impact and Social Equity Statement for Ordinance Relating to the Rapid Transit System-Development Zone Amending Sections 33C-2 and 33C-3.3 of the Code of Miami-Dade County to Add Certain Private Property in the Vicinity of SW 27 Avenue and SW 28 Lane located within a Quarter Mile of a Public Transit Station

TC
Supplement to
Agenda Item No. 1(G)1

On September 1, 2022, the Board adopted Ordinance No. 22-106 creating the SMART Corridor Subzone of the Rapid Transit Zone (RTZ). The proposed ordinance to expand the SMART Corridor Subzone of the RTZ emphasizes Miami-Dade County's commitment to equitable development and enhanced public transportation accessibility by including a private property in the vicinity of SW 27 Avenue and SW 28 Lane, located within a quarter mile from the Coconut Grove Metrorail Station.

The proposed ordinance facilitates transit-oriented development (TOD) that aligns with the Comprehensive Development Master Plan (CDMP). This proposed ordinance promotes higher density near transit hubs, thereby increasing transit ridership and offering residents greater access to employment, housing, and essential services.

Social Equity

The proposed ordinance will facilitate the development of additional residential density and commercial development adjacent to a mass transit system. This type of development implements the County's CDMP, which calls for the coordination of land uses and transportation facilities. Therefore, the ordinance is expected to yield a positive social benefit.

Fiscal Impact

The implementation of this Ordinance is expected to have a positive fiscal impact on Miami-Dade County, particularly through the redevelopment under the Rapid Transit Zone (RTZ) framework. The key impacts include:

- Increased Ridership and Farebox Revenue: Redevelopment will lead to greater ridership, thereby boosting farebox revenue for the Department of Transportation and Public Works (DTPW).
- Expanded Transportation Revenue: The Transportation Improvement District (TIID) will benefit from additional revenue streams to support operations and transportation infrastructure expansion.
- Enhanced Competitiveness for Federal Funding: The County will become more competitive in securing Federal transit funds, as higher levels of use are a critical criterion in Federal solicitations.

Roy Coley
Chief Utilities and Regulatory Services Officer