

Memorandum



Date: June 9, 2026

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

TC
Supplement to
Agenda Item No. 1(G)2

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fiscal Impact and Social Equity Statement for Ordinance Relating to the Rapid Transit Zone Amending the Metromover Subzone; Amending Section 33C-2 of the Code of Miami-Dade County to Add Certain Private Property

On April 20, 2021, the Board adopted Ordinance No. 21-33 creating the Metromover Subzone of the Rapid Transit Zone (RTZ). The ordinance incorporates into the Metromover Subzone privately owned parcels which are located at 25 SE 10 Street; 20 SE 10 Street; 1129 SW 3 Avenue; and 901 South Miami Avenue, whose owners requested inclusion within the Subzone.

The County seeks to facilitate transit-oriented development (TOD) that aligns with the Comprehensive Development Master Plan (CDMP) by expanding the RTZ to include these parcels. The 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 reflects the County's broader commitment to advancing equitable TOD. By bringing these properties under RTZ regulations, the County ensures that future redevelopment will align with regional mobility goals, support increased ridership, and contribute to sustainable growth in the Brickell and Downtown areas. The ordinance also maintains procedural safeguards such as Board oversight, ensuring that the expansion serves both community and transportation objectives. 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).
- 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.

A handwritten signature in cursive script that reads "Roy Coley".

Roy Coley
Chief Utilities and Regulatory Services Officer