

Date: May 12, 2026

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

From: Daniella Levine Cava
Mayor

Daniella Levine Cava

Subject: Fiscal Impact and Social Equity Statement for Ordinance Relating to the Miami-Dade County Zoning Regulations, Creating Section 33-39.5 of the Miami-Dade Code, Providing for Administrative Acceptance and Approval of Covenants Relating to the Live Local Act

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

The Live Local Act, enacted by the Florida Legislature in 2023, preempts certain local zoning and land use regulations to encourage and promote the development of affordable housing. The Act has since been amended in subsequent years and is codified in section 125.01055(7) of the Florida Statutes.

Subpart (7)(h) of section 125.01055(7)(h), Florida Statutes, provides that a proposed Live Local Act development that is “located within a transit-oriented development or area, as recognized by the county, must be mixed-use residential and otherwise comply with requirements of the county’s regulations applicable to the transit-oriented development or area except for use, height, density, floor area ratio, and parking as provided in this subsection or as otherwise agreed to by the county and the applicant for the development.”

The proposed ordinance creates section 33-39.5 of the Miami-Dade County Code relating to proposed Live Local Act developments located within transit-oriented developments or areas. Specifically, the newly created section facilitates the type of agreements permitted under subpart (7)(h) of the statute by authorizing the Director to administratively accept and approve covenants running with the land, without the need for a public hearing, to memorialize development parameters such as height, density, floor area ration (FAR), and parking, as agreed to by the applicant.

These parameters in the covenant would then apply to and govern future Live Local Act development on the property but would not obligate a property owner to develop solely under the Live Local Act. This ordinance does not require that such a covenant be executed in order to develop under the Live Local Act.

As provided in the ordinance, these covenants may be accepted regardless of current Live Local eligibility, zoning designation, or jurisdiction, must be legally sufficient and recorded in the public record, and may be modified administratively pursuant to Section 33-310.1.

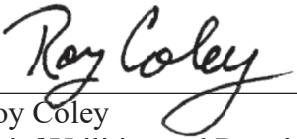
Social Equity

This ordinance may facilitate the development of mixed-use residential developments in transit-oriented developments and areas, which may promote and encourage affordable housing near public transportation and reduce reliance on automobiles and have a positive social benefit. Concentrating development in transit-supportive locations can enhance walkability, reduce

traffic congestion, and improve overall quality of life. In addition, by providing for the administrative acceptance of the types of agreements permitted by subpart (7)(h) of the Live Local Act, the ordinance also provides a mechanism for the County and a developer to agree upon appropriate development parameters for a future Live Local Act project to ensure, for example, compatibility with the surrounding area. In this way, the proposed ordinance provides the County and applicants with the opportunity to work together to facilitate appropriately scaled projects in transit-oriented developments and areas.

Fiscal Impact

The implementation of this Ordinance will not have a fiscal impact to Miami-Dade County.



Roy Coley
Chief Utilities and Regulatory Services Officer