MEMORANDUM

IITC
Substitute to
Agenda Item No. 1(G)2

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

DATE: November 12, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to zoning and right-of-way plan in the unincorporated area; amending section 33-133 of the Code; providing for reduced minimum street width requirements in the right-of-way plan for the portion of SW 47 Avenue from SW 72 Street to SW 82 Street

This substitute item differs from the original in that it excludes the application of Section 33-133(E) to those properties along SW 86 Street between SW 52 Avenue and SW 49 Avenue.

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

for
Geri Bonzon-Keenan
County Attorney

GBK/wm

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
✓ _____	**Statement of fiscal impact required**
✓ _____	**Statement of social equity required**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
_____	**No committee review**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
_____	**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor Agenda Item No.
Veto _____
Override _____

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND RIGHT-OF-WAY PLAN IN THE UNINCORPORATED AREA; AMENDING SECTION 33-133 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR REDUCED MINIMUM STREET WIDTH REQUIREMENTS IN THE RIGHT-OF-WAY PLAN FOR THE PORTION OF SW 47 AVENUE FROM SW 72 STREET TO SW 82 STREET; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, under the County's current right-of-way plan for the unincorporated area, SW 47 Avenue is designated as a section line road; and

WHEREAS, pursuant to Section 33-133(C) of the County Code, generally, section line roads require a minimum right-of-way width of 80 feet and half-section line roads require a minimum right-of-way width of 70 feet; and

WHEREAS, pursuant to Section 33-133(D) of the Code, generally interior subdivision streets require a minimum right-of-way width of 47 feet except as further modified by chapter 28 of the Code; and

WHEREAS, the County's right-of-way plan provides for exceptions to the general plan in limited circumstances; and

WHEREAS, the portion of SW 47 Avenue between SW 72 Street ("Sunset Drive") and SW 82 Street is currently a residential two-lane road in the unincorporated area without sidewalks or drainage that is more in line with a local road than a section line road; and

WHEREAS, the County has no current plans to expand the right-of-way to include sidewalks or drainage or to expand the number of lanes of the roadway; and

WHEREAS, to the south, the intersection of SW 82 Street and SW 47 Avenue ends in a T-intersection with a residential home and does not continue; and

WHEREAS, to the north, SW 47 Avenue above South Alhambra Circle is terminated by a canal and does not continue; and

WHEREAS, to the east, portions of SW 47 Avenue in the designated area are bounded by Pinewood Cemetery and unlikely to be expanded; and

WHEREAS, the County's Department of Transportation and Public Works does not object to the reduction of the required right of way width for this portion of SW 47 Avenue,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing recitals are incorporated as if set forth herein and are approved.

Section 2. Section 33-133 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

Sec. 33-133 - Right-of-way plan and minimum width of streets and ways.

The minimum right-of-way widths for streets, roads and public ways for the unincorporated area of the County shall be as follows:

(A) NORTH AND SOUTH HIGHWAYS (Avenues).

North-South East Highways (Avenues).

Feet

* * *

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

>>(32.1) SW 47th Avenue (Erwin Road) from SW 72nd Street (Sunset Drive) to SW 82nd Street …..50<<

* * *

(E) All five-acre fractional lines shall be deemed interior subdivision streets unless otherwise provided in this chapter, or unless waived by the Director and the Director of the Public Works Department. The provisions of this subsection shall not apply to those properties described in Section 33B-13(a) herein with the exception of S.W. 136 Street from S.W. 187 Avenue to S.W. 209 Avenue; S.W. 168 Street from Levee L-31N to S.W. 237 Avenue; S.W. 237 Avenue from S.W. 168 Street to S.W. 160 Street; and Ingraham Highway (formerly S.R. 27) >>and those properties along SW 86 Street, between SW 52 Avenue and SW 49 Avenue<<[2].

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

[2] The differences between the substitute and the original item are indicated as follows: Words double stricken through and/or [[double bracketed]] are deleted, words double underlined and/or >>double arrowed<< are added.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Bruce Libhaber

Prime Sponsor: Commissioner Raquel A. Regalado