Memorandum

MIAMI-DADE COUNTY

Date:	November 12, 2026
To:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners
From:	Danielle Levine Cava Mayor
Subject:	Social Equity and Fiscal Impact Statements for Ordinance Relating to Zoning and Right-of-Way Plan in the Unincorporated Area – Legistar No. 261249

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

This proposed ordinance amends Section 33-133 of the Code of Miami-Dade County (Code) to reduce the minimum street width requirements in the right-of-way plan from 80 feet to 50 feet for the portion of SW 47th Avenue/Erwin Road from SW 72nd Street/Sunset Drive to SW 82nd Street. In doing so, this segment of SW 47th Avenue will be rendered a local road instead of a section line road.

Social Equity Statement

The proposed reduction of the right-of-way width for this portion of SW 47th Avenue would be consistent with and further the established residential character of the surrounding single-family neighborhood. Currently, this segment is developed as a residential two-lane road with no further connectivity potential as it ends in a T-intersection at SW 82nd Street to the south and is terminated by a canal to the north.

The proposed ordinance provides a direct benefit to fronting property owners by eliminating the mandatory land dedication requirements tied to the previous 80-foot section line designation. This relieves local residents of the administrative process to seek individual zoning variances to complete routine property improvements, such as installing fences, landscaping, or home additions, thereby protecting existing private yards.

Conversely, adoption of this ordinance results in the surrender of public corridor space, which hinders long-term flexibility to widen the road should community needs change. DTPW notes that the corridor is physically constrained by Pinewood Cemetery to the east and existing residential properties to the west, making future road widening logistically difficult. DTPW has reviewed the request and does not object to the reduction of the required right-of-way width.

It is worth noting that there are existing electric power poles on the east side of the road. While preliminary investigation shows that the existing poles would be accommodated in the proposed 50 ft. right-of-way, individual utility easements may be necessary on a case-by-case basis.

This item was publicly advertised in accordance with standard County procedures through the County's website and newspaper publications. To further inform the community, the Department of Transportation and Public Works (DTPW) will conduct outreach to affected property owners by mailing notification letters explaining the proposed ordinance.

Fiscal Impact Statement

It is not anticipated that this proposed ordinance will have an immediate or direct fiscal impact to Miami-Dade County as it does not require capital expenditures, physical road alterations or pavement removal.

Roy Coley
Deputy Mayor