MEMORANDUM

Agenda Item No. 4(H)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Ordinance relating to the Rapid Transit System Development Zone; amending section 33C-2 of the Code; amending the Rapid Transit Zone to remove portions of lots 25 and 26 of Block 14 of the Plat of Highland Park

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.

For
Geri Bonzon-Keenan
County Attorney

GBK/gh

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(H)

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
Veto _____
Override _____

Agenda Item No. 4(H)
11-17-26

ORDINANCE NO. _____

ORDINANCE RELATING TO THE RAPID TRANSIT SYSTEM DEVELOPMENT ZONE; AMENDING SECTION 33C-2 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING THE RAPID TRANSIT ZONE TO REMOVE PORTIONS OF LOTS 25 AND 26 OF BLOCK 14 OF THE PLAT OF HIGHLAND PARK; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, on July 3, 1979, Miami-Dade County adopted Ordinance No. 79-59 to establish the Rapid Transit Zone (RTZ), including initial exhibit maps of 16 locations where Miami-Dade County would exercise exclusive regulatory jurisdiction including "all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed guideway portion of the Stage I Rapid Transit System, including all station sites, parking areas, and yard and maintenance shop facilities" ; and

WHEREAS, portions of the property identified by Folio Number 01-3135-019-2160 and located at 1133 NW 8 Street Road are depicted within the map labeled Exhibit 9 as codified in Section 33C-2(B)(1) of the Miami-Dade County Code; and

WHEREAS, years ago, the County instituted eminent domain proceedings to acquire ownership of portions of lots 25 and 26 of Block 14 according to the Plat of Highland Park, recorded in Plat Books 2, Page 13 of the Public Records of Miami-Dade County as part of the construction of the Culmer Metrorail Station; and

WHEREAS, however, the acquisition left portions of lot 25 and 26 and the adjacent lot 27, all part of Folio Number 01-3135-019-2160, under private ownership; and

WHEREAS, no portion of the adjacent lot 27 was ever included in the map for the RTZ and remained under the regulatory jurisdiction of the City of Miami; and

WHEREAS, currently, part of the property located at 1133 NW 8th Street Road, currently identified by Folio Number 01-3135-019-2160, is under the City of Miami's jurisdiction for regulatory approvals such as building and zoning, and part of said property is under the County's jurisdiction for such approvals; and

WHEREAS, the private property owner of 1133 NW 8th Street Road, currently identified by Folio Number 01-3135-019-2160, has requested that the County remove those portions of the above-mentioned property from the RTZ to allow proposed development on the property to be reviewed as a whole by the City of Miami with respect to regulatory approvals such as building and zoning; and

WHEREAS, Exhibit 39, attached hereto, reflects the removal of those portions of the above-mentioned property, currently identified as Folio Number 01-3135-019-2160, from the RTZ; and

WHEREAS, conforming technical changes have been made to Exhibit 36, attached hereto, to reflect the changes included in Exhibit 39,

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

Section 1. The foregoing recitals are incorporated into this ordinance and are approved.

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

Sec. 33C-2. Rapid Transit Zone: definitions; designation of lands included; County jurisdiction; municipal services; occupational license taxes; municipal impact fees.

* * *

(B) *Designation of lands included in the Rapid Transit Zone*.

(1) The Board of County Commissioners hereby designates, as necessary for the construction, operation, maintenance, and support of the County's Rapid Transit System, and includes within the Rapid Transit Zone, all land areas (including surface, subsurface, and appurtenant airspace) shown on the following exhibits bearing the following effective dates, certified by the Clerk of the Board as a portion of this chapter, incorporated herein by reference, and transmitted to the custody of the Department: Exhibit 1, July 31, 1998; Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979[[~~;~~]] >>, and Exhibit 9, as amended by Ordinance No. [insert adopted Ordinance Number] with respect to the removal of portions of Lot 25 and 26 as depicted in Exhibit 39 [insert effective date];<< Exhibit 10, May 26, 1983; Exhibit 17, February 13, 2014; Exhibit 18, February 1, 2020; Exhibit 19, February 1, 2020; Exhibit 20, December 27, 2019; Exhibit 21, June 12, 2020; Exhibit 22(A), October 16, 2026, Exhibit 22(B), July 31, 2026; Exhibit 23, December 11, 2021; and Exhibits 24-26, 28-31, and 33, 34, September 11, 2022, Exhibit 27, September 16, 2023; Exhibit 35, May 17, 2024; Exhibit 36, [[~~October 11, 2024~~]] >>[insert effective date]<<; Exhibit 37, May 16, 2025; [[~~and~~]] Exhibit 38, September 13, 2025; >>Exhibit 39 [insert effective date]<<; and Exhibit 40, July 31, 2026.

[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.

(2) The Board of County Commissioners hereby designates as, and includes within, the Rapid Transit Zone all land areas (including surface, subsurface, and appurtenant airspace) located wholly or partially within one-half mile of each of the Smart Plan Corridors, or within one mile of the East-West Corridor, identified on Exhibit 32, September 11, 2022, subject to section 33C-3.3.

* * *

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.

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:

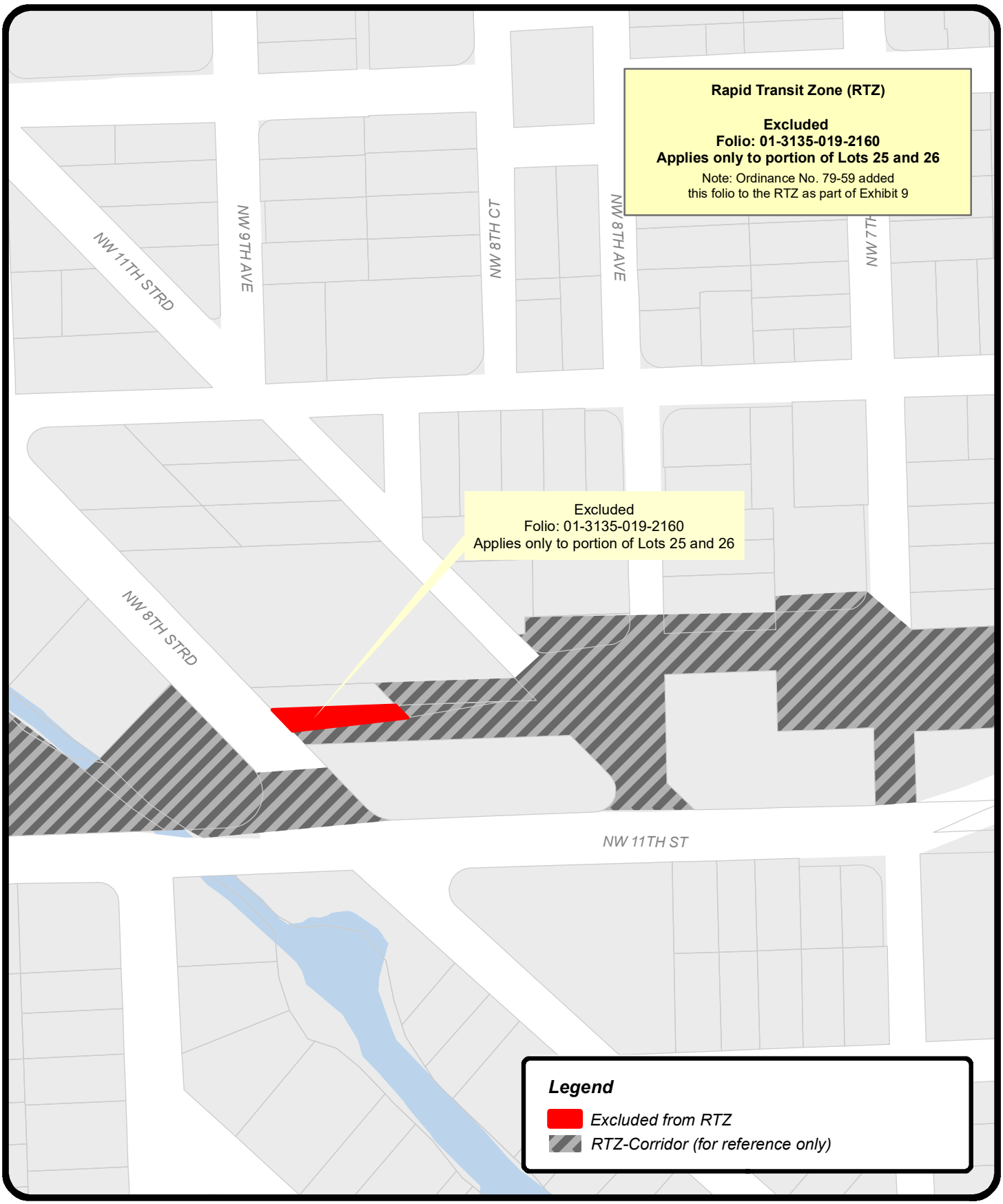
Prepared by:

Lauren E. M. Alvarez

Prime Sponsor:

Commissioner Keon Hardemon

EXHIBIT 39



Full scale maps are on file with the department

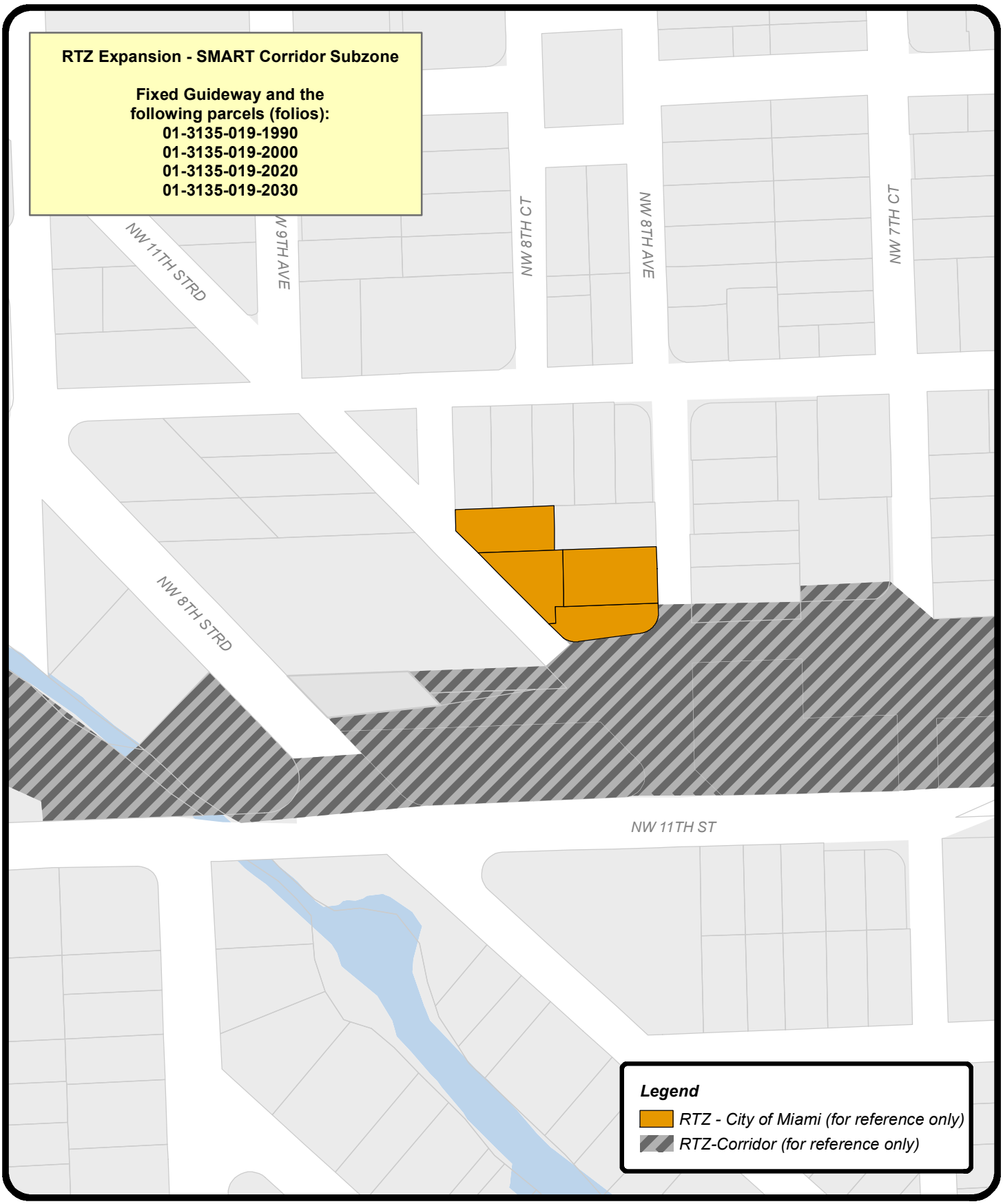
MIAMI-DADE COUNTY DEVELOPMENT SERVICES

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MDC007

17.11.2025

EXHIBIT 36



Full scale maps are on file with the department

MIAMI-DADE COUNTY DEVELOPMENT SERVICES

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MDC008

20.11.2025