MEMORANDUM

Agenda Item No. 14(A)(2)

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 and 33C-3.3 of the Code; expanding the Smart Corridor Subzone of the Rapid Transit Zone to encompass certain private properties in the vicinity of Biscayne Boulevard and Northeast 85 Street located within one-quarter mile of the Northeast Corridor rapid transit line and the core of a designated metropolitan urban center; making technical changes

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/smm

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. 14(A)(2)

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. 14(A)(2)
11-17-26

ORDINANCE NO. _____

ORDINANCE RELATING TO THE RAPID TRANSIT SYSTEM-DEVELOPMENT ZONE; AMENDING SECTION 33C-2 AND 33C-3.3 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; EXPANDING THE SMART CORRIDOR SUBZONE OF THE RAPID TRANSIT ZONE TO ENCOMPASS CERTAIN PRIVATE PROPERTIES IN THE VICINITY OF BISCAYNE BOULEVARD AND NORTHEAST 85 STREET LOCATED WITHIN ONE-QUARTER MILE OF THE NORTHEAST CORRIDOR RAPID TRANSIT LINE AND THE CORE OF A DESIGNATED METROPOLITAN URBAN CENTER; MAKING TECHNICAL CHANGES; AND PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, among other objectives, Ordinance No. 22-106 created the SMART Corridor Subzone of the Rapid Transit Zone (RTZ), which consisted of certain properties within the Strategic Miami Area Rapid Transit (SMART) Corridor rights-of-way and certain delineated County-owned real properties, provided for the County to exercise land use regulatory jurisdiction over properties within the SMART Corridor Subzone, and provided procedures for zoning approval within the SMART Corridor Subzone; and

WHEREAS, the County's Comprehensive Development Master Plan (CDMP) calls for the coordination of land uses and transportation facilities to, among other things, attract transit ridership, produce short trips, and minimize transfers; and

WHEREAS, the CDMP provides for urban centers as fundamental growth management components that are necessary to carry on a central metropolitan government and set a minimum standard for zoning, service, and regulation; and

WHEREAS, urban centers are identified on the Land Use Plan (LUP) map by circular symbols noting the three scales of planned centers and are denoted as community, metropolitan, and regional urban centers; and

WHEREAS, metropolitan urban centers are areas intended to be high-intensity design-unified areas which provide direct accessibility by mass transit service; and

WHEREAS, the CDMP Urban Center text provides that "Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stops and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages"; and

WHEREAS, providing for increased density and transit-oriented development adjacent to the County's existing mass transit system will increase ridership on the County's public transportation system and further the health, safety, order, convenience, prosperity and welfare of the present and future citizens of the County; and

WHEREAS, the Strategic Miami Rapid Transit (SMART) Program identified the Northeast Corridor, also known as the Coastal Link, as a Premium Transit Corridor, starting in downtown Miami and terminating in the City of Aventura for a 13.5-mile commuter line; and

WHEREAS, in October 2025, the Florida Department of Transportation (FDOT) allocated $200 million for the proposed Northeast Corridor commuter line; and

WHEREAS, there are three metropolitan urban centers designated on the LUP map along the Northeast Corridor line; and

WHEREAS, as described in Exhibit A attached hereto, there are certain privately-owned properties that are within a quarter-mile of the Northeast Corridor line and are also within a quarter-mile of the core of a metropolitan urban center; and

WHEREAS, the owners of certain private properties, which are located at 8540 Biscayne Boulevard, currently identified by Folio Number 01-3207-020-0261; 8360 Biscayne Boulevard, currently identified by Folio Number by 01-3207-020-0271; a property currently identified by Folio Number 18-3207-020-0120; 8500 Biscayne Boulevard, currently identified by Folio Number 18-3207-020-0260; 8360 Biscayne Boulevard, currently identified by Folio Number 18-3207-020-0270; and a property currently identified by Folio Number 18-3207-020-0280, have requested to be included within the SMART Corridor Subzone; and

WHEREAS, this Board desires to expand the SMART Corridor Subzone to include the above identified private properties,

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.

* * *

[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.

(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; 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; Exhibit 37, May 16, 2025; Exhibit 38, September 13, 2025; [[~~and~~]] Exhibit 40, July 31, 2026>>, and Exhibit 41 [insert effective date]<<.

* * *

Sec. 33C-3.3. SMART Corridor Subzone; additional permitted uses; development standards; review and approval procedures.

* * *

(H) *Jurisdiction over rights-of-way and County-owned and certain other properties within the SMART Corridor Subzone in incorporated and unincorporated areas.*

(1) Notwithstanding any provision to the contrary, the following shall be under the County's exclusive regulatory jurisdiction pursuant to subsection 33C-2(C):

(a) SMART Corridor rights-of-way; and

(b) County-owned real properties in the incorporated and unincorporated areas meeting the qualifications set forth in this subsection (H) and designated private properties delineated in subsection (H) and shown on Exhibit 27, Exhibit 35, [[~~and~~]] Exhibit 37>>, and Exhibit 41<<; and

(c) The real properties shown on Exhibits 33 and 34.

* * *

(4) Subject properties.

(a) This subsection (H) shall apply to a single property, or one or more contiguous or adjacent properties, that meet the following qualifications, regardless of whether such properties are specifically identified on the referenced exhibits or are partially located outside of the applicable boundaries:

(i) are owned by Miami-Dade County; and

(ii) are individually or collectively 0.5 acres or more in size; and

(iii) are 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[[~~; and~~]] >>, or<<

[[~~iv~~]] are within one-half mile of the Flagler Bus Rapid Transit Corridor, identified on Exhibit 35; and

>>(iv)<<[[~~(v)~~]] are not excluded from the SMART Corridor Subzone pursuant to subsection (A) above.

(b) Notwithstanding any provision to the contrary, this subsection (H) shall also apply to the selected properties identified on Exhibit 27, which are further identified by the following folio numbers: 01-4109-048-0010, 01-4120-045-0010, 01-4121-000-0010, 01-

4121-005-0010, 01-4121-005-0030, 01-4121-006-0330, 01-4121-007-0610, 01-4121-007-0740, 01-4121-007-0860, 01-4121-007-0870, 01-4121-007-0880, 01-4121-007-0890, 09-4025-063-0010, 01-4121-004-0040, and 09-4025-063-0040>>, and properties identified on Exhibit 41<<.

* * *

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:

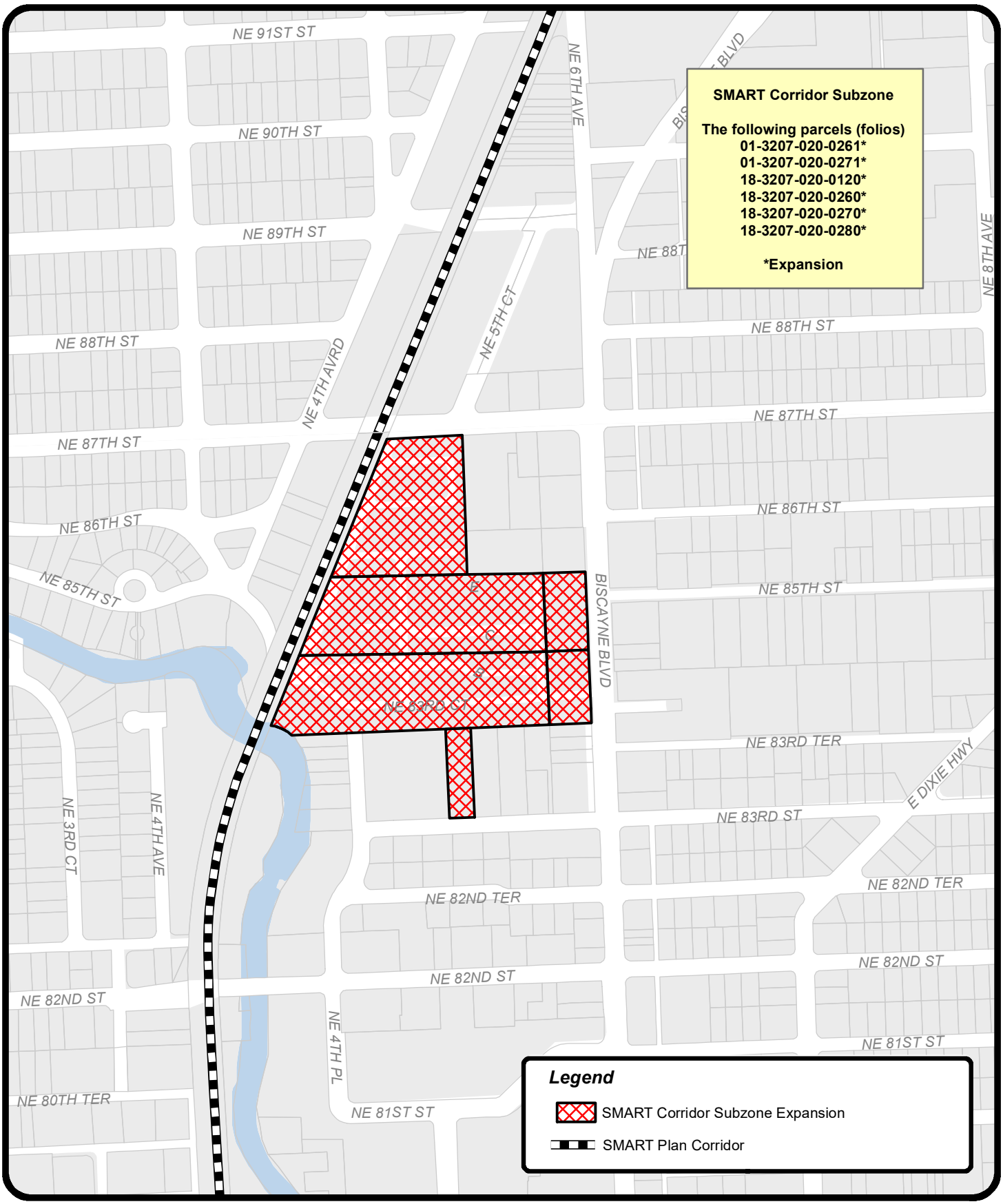
Approved by County Attorney as to form and legal sufficiency:

Prepared by:

Lauren E. M. Alvarez

Prime Sponsor: Commissioner Keon Hardemon

EXHIBIT 41



Full scale maps are on file with the department

MIAMI-DADE COUNTY DEVELOPMENT SERVICES

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MDC009

09.11.2026