Memorandum

MIAMI-DADE COUNTY

Date:	November 17, 2026
To:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners
From:	Daniella Levine Cava Mayor
Subject:	Fiscal Impact and Social Equity Statement for Ordinance Relating to Rapid Transit System-Development Zone; Amending Section 33C-2 of the Code

Supplement
Agenda Item No. 5(C)

On September 3, 2025, the Board adopted Ordinance No. 25-90, creating the Coral Gables/University Station Subzone of the Rapid Transit Zone (RTZ). The proposed ordinance amends Section 33C-2 and the associated Exhibit 38 to remove the property at 1250 Harriet Tubman Highway, Folio No. 03-4130-004-0010, from the subzone and the RTZ.

On June 5, 2026, the property owner requested withdrawal of special exception applications Z2025000267 and Z2026000006. Because no special exception zoning approval was granted, the property remains subject to the City of Coral Gables' applicable zoning standards pursuant to Section 33C-5(B). Those standards would continue to apply following removal from the RTZ.

Social Impact

The amendment would maintain the existing municipal zoning framework without imposing new application requirements or fees. Accordingly, it is not expected to create an additional compliance burden.

The principal tradeoff is the removal of the property's opportunity to pursue development under this RTZ subzone. However, the amendment would not revoke an approved RTZ development plan, as no special exception approval was granted, and it does not itself authorize a new development project.

Fiscal Impact

The proposed ordinance is not expected to impose an additional fiscal burden on Miami-Dade County or require additional County funding for implementation.

Roy Coley
Deputy Mayor