

MEMORANDUM

		Agenda Item No. 7(C)
		(Second Reading: 7-2-24)
		March 5, 2024
TO:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners	DATE:
FROM:	Geri Bonzon-Keenan County Attorney	SUBJECT: Ordinance relating to the Rapid Transit System- Development Zone; amending section 33C-2 of the Code; expanding the SMART Corridor Subzone of the Rapid Transit Zone to encompass certain private property within a half mile of the Opa Locka Tri-Rail Station

Ordinance No. 24-73

The accompanying ordinance was prepared and placed on the agenda at the request of Co-Prime Sponsors Chairman Oliver G. Gilbert, III and Commissioner Marleine Bastien.


Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: July 2, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Fiscal Impact Statement for Ordinance Relating to Rapid Transit Zone in City of Opa-Locka

The implementation of this Ordinance will not have a fiscal impact to Miami-Dade County.

A handwritten signature in blue ink, appearing to read "Jimmy Morales".

Jimmy Morales
Chief Operations Officer

Memorandum



Date: July 2, 2024

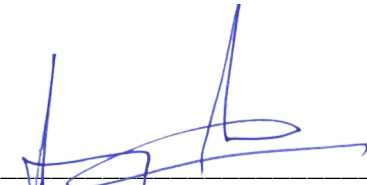
To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement for Ordinance Relating to Expanding the SMART Corridor Subzone of the Rapid Transit Zone to Encompass Certain Private Properties within a Half-Mile of the Opa-Locka Tri-Rail Station

The proposed ordinance amends Section 33C-2 of the Code of Miami-Dade County (Code) to expand the SMART Corridor Subzone of the Rapid Transit Zone to encompass certain private properties within a half-mile of the Opa-Locka Tri-Rail Station. The following properties are included in this amendment: 13307 Alexandria Drive, 13311 Alexandria Drive, 13317 Alexandria Drive, 13321 Alexandria Drive, 13331 Alexandria Drive, 13454 Alexandria Drive, 13485 Alexandria Drive and other contiguous properties identified by folio numbers 08-2128-007-0182, 08-2128-007-0183, 08-2128-007-0184, 08-2128-007-0180, 08-2128-003-0320, 08-2128-003-0310, 08-2128-003-0270, 08-2128-003-0260, 08-2128-003-0250, 08-2128-003-0240, 08-2128-003-0230, 08-2128-003-0220, 08-2128-003-0210, 08-2128-003-0200, 08-2128-003-0190, 08-2128-003-0180, 08-2128-003-0170, and 08-2128-007-0221.

This Code amendment will facilitate the development of additional residential density within a half-mile of the mass transit system. This type of development implements the County's Comprehensive Development Master (CDMP), which calls for the coordination of land uses and transportation facilities to increase transit ridership and reduce traffic congestion.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 2, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(C)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 7(C)
7-2-24

ORDINANCE NO. 24-73

ORDINANCE RELATING TO THE RAPID TRANSIT
SYSTEM-DEVELOPMENT ZONE; AMENDING SECTION
33C-2 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA;
EXPANDING THE SMART CORRIDOR SUBZONE OF THE
RAPID TRANSIT ZONE TO ENCOMPASS CERTAIN
PRIVATE PROPERTY WITHIN A HALF MILE OF THE OPA
LOCKA TRI-RAIL STATION; 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 properties within the 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, 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, as described in Exhibit A attached hereto, there are certain private properties that are less than a half mile from the RTZ SMART Corridor Subzone and the Opa Locka Tri-Rail Station; and

WHEREAS, the private property owner of property located at 13307 Alexandria Drive, 13311 Alexandria Drive, 13317 Alexandria Drive, 13321 Alexandria Drive, 13331 Alexandria Drive, 13454 Alexandria Drive, 13485 Alexandria Drive and other contiguous properties identified by folio numbers 08-2128-007-0182, 08-2128-007-0183, 08-2128-007-0184, 08-2128-007-0180, 08-2128-003-0320, 08-2128-003-0310, 08-2128-003-0270, 08-2128-003-0260, 08-2128-003-0250, 08-2128-003-0240, 08-2128-003-0230, 08-2128-003-0220, 08-2128-003-0210, 08-2128-003-0200, 08-2128-003-0190, 08-2128-003-0180, 08-2128-003-0170, and 08-2128-007-0221 has requested to be included within the SMART Corridor Subzone; and

WHEREAS, this Board seeks to expand the SMART Corridor Subzone to include the above identified private property,

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

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.

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; and Exhibit 22(A), October 13, 2023, and Exhibit 22(B), July 16, 2023, Exhibit 23, December 11, 2021; Exhibits 24-26, 28-31, ~~[[33]]~~, and 34, September 11, 2022~~[[,]]>>~~~~;<< [[and]]~~ Exhibit 27, September 16, 2023 >>; and Exhibit 33, insert effective date<<.

- (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.

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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:

July 2, 2024

Approved by County Attorney as
to form and legal sufficiency:

GKS for GBK

Prepared by:

JEM

Lauren E. Morse

Co-Prime Sponsors: Chairman Oliver G. Gilbert, III
Commissioner Marleine Bastien

