

MEMORANDUM

Agenda Item No. 7(A)

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

DATE: (Second Reading: 7-21-26)
April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to the Rapid
Transit System-Development
Zone; amending sections 33C-2
and 33C-3.3 of the Code;
expanding the SMART Corridor
Subzone of the Rapid Transit
Zone to encompass certain
private property in the vicinity of
SW 27 Avenue and SW 28 Lane
located within a quarter mile of a
public transit station

Ordinance No. 26-57

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor
Commissioner Vicki L. Lopez.



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: July 21, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fiscal Impact and Social Equity Statement for Ordinance Relating to the Rapid Transit System-Development Zone Amending Sections 33C-2 and 33C-3.3 of the Code of Miami-Dade County to Add Certain Private Property in the Vicinity of SW 27 Avenue and SW 28 Lane located within a Quarter Mile of a Public Transit Station

On September 1, 2022, the Board adopted Ordinance No. 22-106 creating the SMART Corridor Subzone of the Rapid Transit Zone (RTZ). The proposed ordinance to expand the SMART Corridor Subzone of the RTZ emphasizes Miami-Dade County's commitment to equitable development and enhanced public transportation accessibility by including a private property in the vicinity of SW 27 Avenue and SW 28 Lane, located within a quarter mile from the Coconut Grove Metrorail Station.

The proposed ordinance facilitates transit-oriented development (TOD) that aligns with the Comprehensive Development Master Plan (CDMP). This proposed ordinance promotes higher density near transit hubs, thereby increasing transit ridership and offering residents greater access to employment, housing, and essential services.

Social Equity

The proposed ordinance will facilitate the development of additional residential density and commercial development adjacent to a mass transit system. This type of development implements the County's CDMP, which calls for the coordination of land uses and transportation facilities. Therefore, the ordinance is expected to yield a positive social benefit.

Fiscal Impact

The implementation of this Ordinance is expected to have a positive fiscal impact on Miami-Dade County, particularly through the redevelopment under the Rapid Transit Zone (RTZ) framework. The key impacts include:

- Increased Ridership and Farebox Revenue: Redevelopment will lead to greater ridership, thereby boosting farebox revenue for the Department of Transportation and Public Works (DTPW).
- Expanded Transportation Revenue: The Transportation Improvement District (TIID) will benefit from additional revenue streams to support operations and transportation infrastructure expansion.
- Enhanced Competitiveness for Federal Funding: The County will become more competitive in securing Federal transit funds, as higher levels of use are a critical criterion in Federal solicitations.

A handwritten signature in black ink that reads "Roy Coley".

Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM

(Revised)

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

DATE: July 21, 2026 26

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 7(A)

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. 7(A)
7-21-2626

ORDINANCE NO. 26-57

ORDINANCE RELATING TO THE RAPID TRANSIT SYSTEM-DEVELOPMENT ZONE; AMENDING SECTIONS 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 PROPERTY IN THE VICINITY OF SW 27 AVENUE AND SW 28 LANE LOCATED WITHIN A QUARTER MILE OF A PUBLIC TRANSIT 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 certain 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 is a certain private property located at 2640 SW 28 Lane, currently identified by Folio Number 01-4115-008-3250 that is less than a quarter mile from the Coconut Grove Metrorail Station; and

WHEREAS, the private property owner of property located at 2640 SW 28 Lane, currently identified by Folio Number 01-4115-008-3250 has requested to be included within the SMART Corridor Subzone and under the County's exclusive regulatory jurisdiction pursuant to section 33C-3.3(H)(1); and

WHEREAS, this Board seeks to expand the SMART Corridor Subzone to include the above identified private property and to designate such property as under the County's exclusive regulatory jurisdiction,

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

**Chapter 33C - RAPID TRANSIT SYSTEM—
DEVELOPMENT ZONE**

* * *

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; and Exhibit 22(A), October 13, 2023, and Exhibit 22(B), December 12, 2025, Exhibit 23, December 11, 2021; Exhibits 24-26, and 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; ~~[[and]]~~ Exhibit 38, September 13, 2025 >>and Exhibit 40 [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.

* * *

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 40<<; 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
 - (iv) 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, >>01-4115-008-3250,<< and 09-4025-063-0040.

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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 21, 2026

Approved by County Attorney as
to form and legal sufficiency:

MAG for GBK

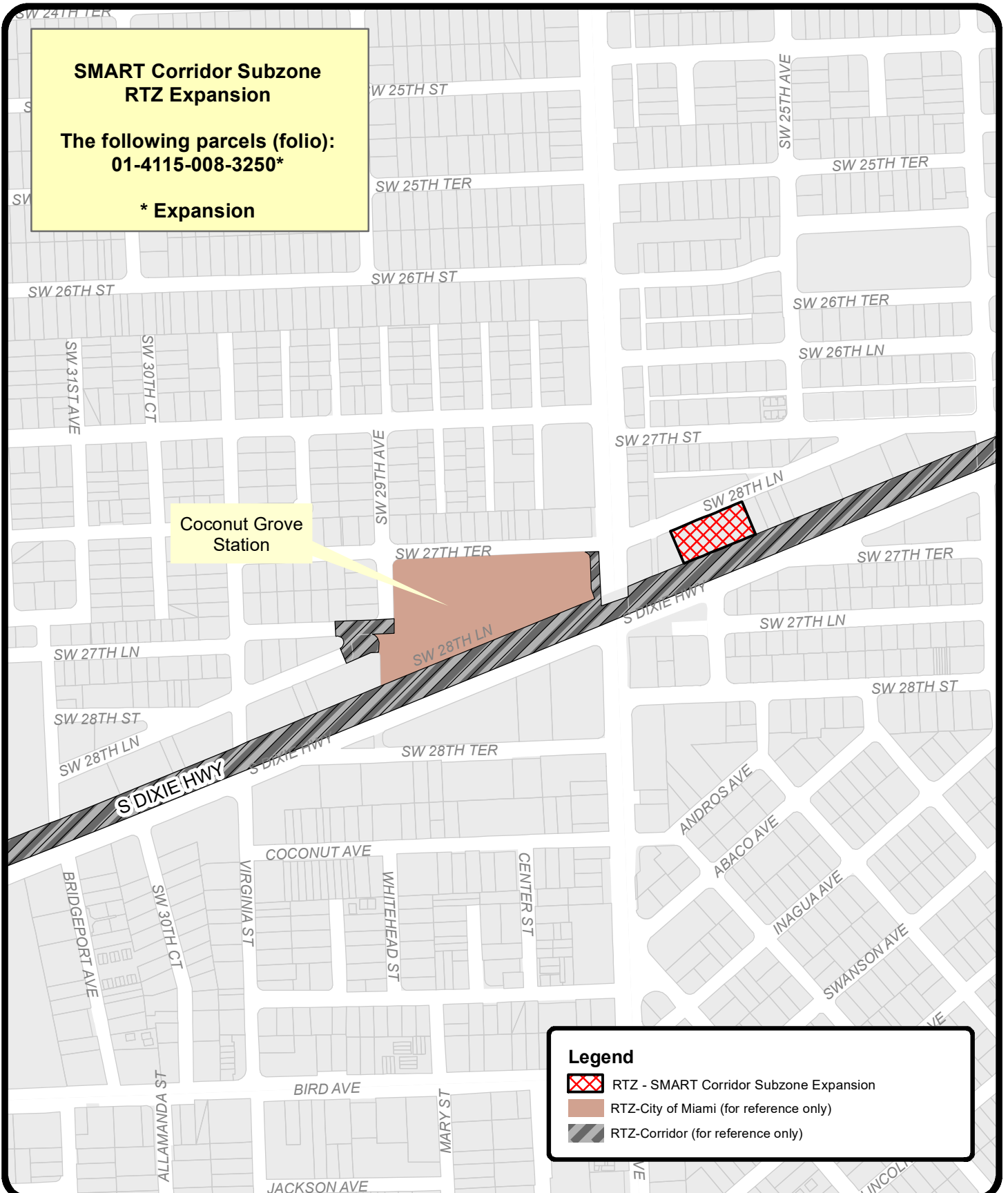
Prepared by:

LA

Lauren E. M. Alvarez

Prime Sponsor: Commissioner Vicki L. Lopez

EXHIBIT 40



Full scale maps are on file with the department

