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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 7(A)
(Second Reading: 10-6-26)

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

DATE: June 16, 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 Metromover Subzone of the Rapid Transit Zone to add certain private property

Ordinance No. 26-82

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

Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum

Date: October 6, 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 the Rapid Transit System-Development Zone Amending Section 33C-2 of the Code of Miami-Dade County to Add Certain Private Property

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On April 20, 2021, the Board adopted Ordinance No. 21-33, creating the Metromover Subzone of the Rapid Transit Zone (RTZ). The ordinance incorporates into the Metromover Subzone several privately owned parcels, which are located at 407 NE 17 Terrace; 1771 and 1783 NE 4 Avenue; and 1795 NE 4 Avenue, whose owners requested inclusion within the Subzone.

The County seeks to facilitate transit-oriented development (TOD) that aligns with the Comprehensive Development Master Plan (CDMP) by expanding the RTZ to include these parcels. This action promotes higher density near transit hubs, thereby increasing transit ridership and offering residents greater access to employment, housing, and essential services.

Social Equity

This ordinance reflects the County's broader commitment to advancing equitable TOD. By bringing these properties under RTZ regulations, the County ensures that future redevelopment will align with regional mobility goals, support increased ridership, and contribute to sustainable growth in the Brickell and Downtown areas. The ordinance also maintains procedural safeguards such as Board oversight, ensuring that the expansion serves both community and transportation objectives. 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 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.

Roy Coley
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: October 6, 2026

FROM: Geri 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)
10-6-26

ORDINANCE NO. 26-82

ORDINANCE RELATING TO THE RAPID TRANSIT SYSTEM-DEVELOPMENT ZONE; AMENDING SECTION 33C-2 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING THE METROMOVER SUBZONE OF THE RAPID TRANSIT ZONE TO ADD CERTAIN PRIVATE PROPERTY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, Ordinance No. 21-33 created the Metromover Subzone of the Rapid Transit Zone (RTZ), which consisted of properties adjacent to the Metromover rail line, provided for the County to exercise land use regulatory jurisdiction over properties within the Metromover Subzone, and provided procedures for zoning approval within the Metromover 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, the CDMP calls for the highest level of development density and intensity within the urban area that includes the Metromover Subzone; and

WHEREAS, as described in Exhibit A attached hereto, there are certain private properties that are less than a half mile from the Metromover Subzone; and

WHEREAS, the owner of certain private properties, which are located at 407 NE 17 Terrace, currently identified by Folio Number 01-3231-003-0690; 1771 and 1783 NE 4 Avenue, currently identified by Folio Number 01-3231-003-0670; and 1795 NE 4 Avenue, currently identified by Folio Number 01-3231-003-0660, have requested to be included within the Metromover Subzone; and

WHEREAS, this Board seeks to expand the Metromover 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.**
>
> * * *
>
> (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

[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.

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 13, 2023~~]] >>[insert effective date]<<, Exhibit 22(B), December 12, 2025; 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; and Exhibit 38, September 13, 2025.

(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: October 6, 2026

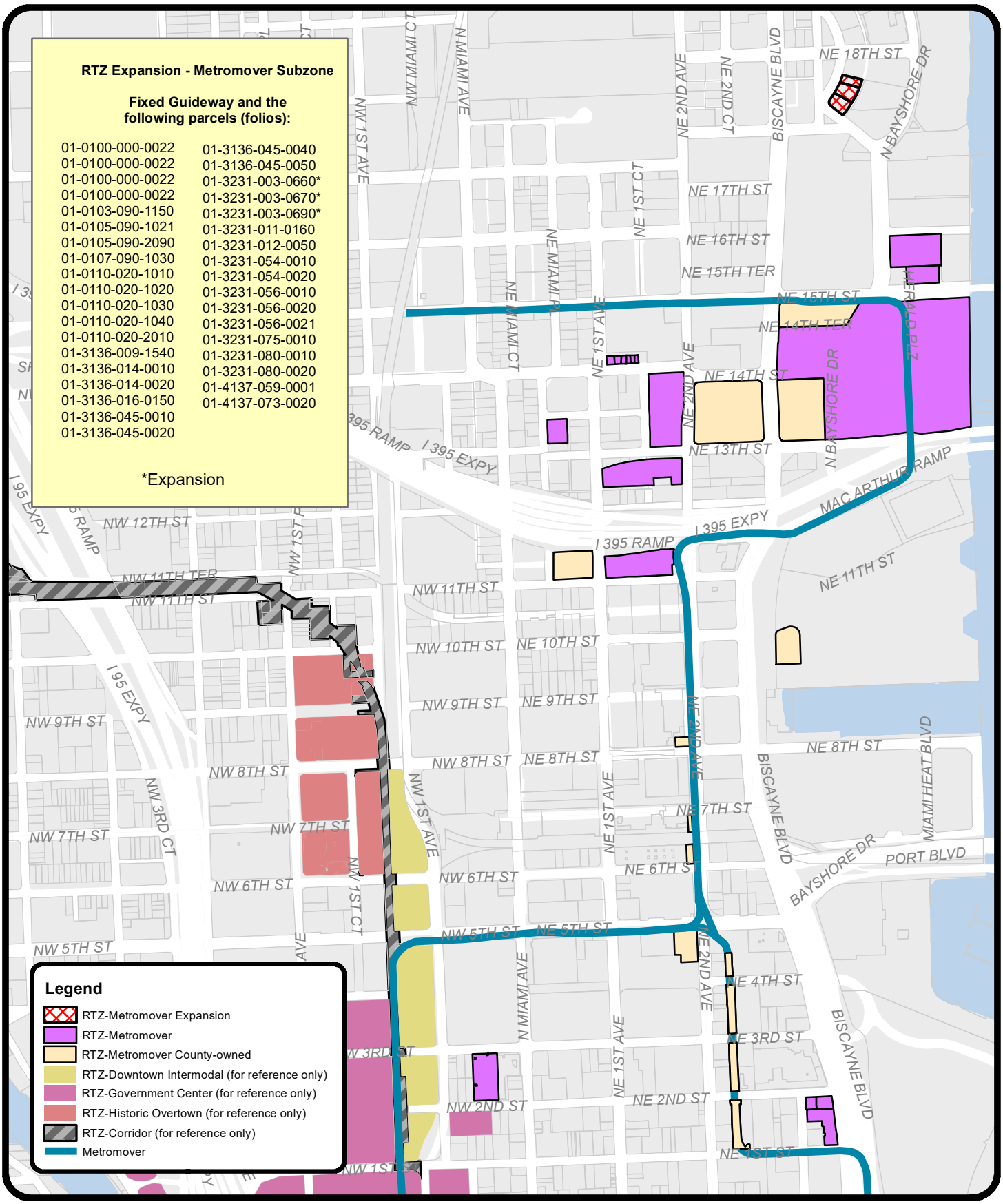
Approved by County Attorney as to form and legal sufficiency: MAG for GBK

Prepared by: JEM

Lauren E. M. Alvarez

Prime Sponsor: Commissioner Keon Hardemon

EXHIBIT 22 (A)



*Full scale maps are on file with the department

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MDC008

MIAMI-DADE COUNTY DEVELOPMENT SERVICES

06.09.2026