

MEMORANDUM

Amended
Agenda Item No. 7(A)

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 Infill
Housing Initiative Program;
amending section 17-124 of the
Code to limit the number of
extensions and time that may be
granted to developers under the
Miami-Dade County Infill
Housing Initiative Program

Ordinance No. 26-49

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez and the Co-Sponsors are Commissioner Juan Carlos Bermudez, Senator René García, Commissioner Danielle Cohen Higgins, Commissioner Natalie Milian Orbis and Commissioner Micky Steinberg.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: June 16, 2026

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

From: Daniella Levine Cava 
Mayor

Subject: Social Equity and Fiscal Impact Statements for Ordinance Relating to the Infill Housing Initiative Program – Legistar 260671

The proposed ordinance Amends Section 17-124 of the Code of Miami-Dade County (Code) to limit the number of extensions granted to developers under the Miami-Dade County Infill Housing Initiative Program and further limiting such extensions to no more than one year. Additionally, the ordinance outlines criteria for the Board of County Commissioner's consideration in determining whether to grant an extension.

Social Equity Statement

This ordinance promotes accountability, while encouraging the timely development of affordable single-family homeownership opportunities on County-owned land. By limiting both the number and duration of extensions granted to developers under the Infill Housing Initiative Program, the ordinance helps incentivize projects to move forward more efficiently and supports the delivery of homes within a reasonable timeframe. Establishing clearer development timelines may also provide greater predictability for neighborhood residents and eligible prospective homebuyers. Ultimately, the ordinance is intended to support a more efficient expansion of affordable homeownership opportunities for County residents while encouraging developers to advance projects in a timely manner.

Fiscal Impact Statement

The implementation of this ordinance will not have a fiscal impact on Miami-Dade County, as the proposed changes will not require additional staffing resources nor generate additional operational expenses.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: June 16, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

Amended
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 _____

Amended
Agenda Item No. 7(A)
6-16-26

ORDINANCE NO. 26-49

ORDINANCE RELATING TO THE INFILL HOUSING INITIATIVE PROGRAM; AMENDING SECTION 17-124 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA TO LIMIT THE NUMBER OF EXTENSIONS AND TIME THAT MAY BE GRANTED TO DEVELOPERS UNDER THE MIAMI-DADE COUNTY INFILL HOUSING INITIATIVE PROGRAM; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, this Board created the Miami-Dade County Infill Housing Initiative Program pursuant to Ordinance No. 01-47, as amended and codified in Chapter 17, Article VII of the Code of Miami-Dade County (“Infill Housing Program”); and

WHEREAS, the purpose of the Infill Housing Program is to increase the availability of affordable homes for very low-, low- and moderate-income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within, and in some cases outside of the Infill Target Areas, and generate payment of ad valorem taxes; and

WHEREAS, the Infill Housing Program encourages the redevelopment of vacant, dilapidated or abandoned property through the sale or conveyance of County property to qualified developers and the inclusion of privately owned vacant, dilapidated or abandoned properties located within and outside of the Infill Target Areas; and

WHEREAS, community development corporations and developers through the Infill Housing Program are required to develop affordable single-family homes to be sold to very low, low and moderate income eligible person or eligible households; and

WHEREAS, through the Infill Housing Program and section 125.379, Florida Statutes, this Board has authorized the conveyance of County-owned property to developers, who are required to complete the construction of each single family home within two years, unless such time is extended by this Board; and

WHEREAS, the Infill Housing Program requires that each County deed shall contain a reverter to be exercised by the County, at its sole option, in the event the property has not been reasonably developed within two years of conveyance; and

WHEREAS, while extensions may be necessary in limited circumstances due to unforeseen conditions, excessive or repeated extensions delay the delivery of much-needed affordable housing units to County residents; and

WHEREAS, repeated extensions may result in underutilization of publicly owned land and impede the County's ability to reassign non-performing lots to capable developers; and

WHEREAS, establishing a clear limitation on the number of extensions promotes accountability, ensures program efficiency, and advances the County's policy goal of expediting affordable housing production; and

WHEREAS, this Board finds it in the best interest of the County to limit the number of extensions that may be granted under the Infill Housing Program while preserving flexibility for extraordinary circumstances,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 17-124 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 17-124. Transfer or sale of property.

* * *

- (c) *Reverter Clause/Affordability Period.* County deeds conveying title of any properties to a qualified community development corporation or qualified developer, under this Infill Housing Initiative Program, shall contain a reverter to be exercised by the County at its sole option in the event the property has not been reasonably developed within two years of conveyance. Such two-year period for development may be extended at the sole direction of the Board of County Commissioners upon written application by a qualified developer. Approval of such request for an extension shall be evidenced by the County Mayor or the County Mayor's designee recording an instrument granting such extension in the public records of Miami-Dade County. >>Notwithstanding any provision to the contrary, no more than two extensions shall be granted by the Board to any developer for any individual property under the program. Each extension shall be for no more than one year. In determining whether to grant an extension, the Board shall consider, at a minimum: (i) the developer's progress toward completion; (ii) whether delays were caused by factors beyond the developer's control, including, but not limited to, administrative delays caused by Miami-Dade County or other governmental entities and lawsuits (excluding lawsuits brought by or against the County) that may affect the timely completion of the homes to be constructed on County-owned property (iii) the developer's compliance with all program requirements; and (iv) the impact of the extension on the timely delivery of affordable housing units. In cases where the home is substantially completed or construction is impacted by declared emergencies, natural disasters, or other extraordinary circumstances directly affecting the progress of the construction of the dwelling unit, including, but not limited to, administrative delays caused by Miami-Dade County or other governmental entities and lawsuits (excluding lawsuits brought by or against the County) that may affect the timely completion of the homes to be constructed on County-owned property, and only upon the developer providing a detailed written justification that provides reasons the Board

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.

should consider granting an additional extension, the Board, at its sole option and discretion, may grant one additional extension beyond the maximum set forth in this subsection (c), upon a two-thirds vote of its membership. Upon the expiration of the maximum number of allowable extensions, the County Mayor or County Mayor's designee shall take appropriate action, which may include reversion of the property to the County for reassignment, subject to the County Mayor or County Mayor's designee completing all required due diligence review, including, but not limited to, title searches and environmental reviews, prior to exercising such reversionary interest. Alternatively, the County Mayor or County Mayor's designee, in their sole discretion, may receive on behalf of the County from a developer, after conducting all due diligence, including, but not limited to, title searches and environmental reviews, a deed which conveys any property that is conveyed under this article back to the County in the event a developer is unable or fails to comply with the deed restrictions set forth in the County deed. Upon the receipt of a deed from a developer, the County Mayor or County Mayor's designee shall record such deed in the Public Records of Miami-Dade County.<< Any eligible infill housing that is developed under this Infill Housing Initiative Program shall remain as affordable housing for at least 20 years. >>Notwithstanding the foregoing, the Board shall prohibit the conveyance of additional County-owned properties under the Infill Housing Initiative Program to any developer or organization that has previously received County-owned property through the program and failed to develop such property within the timeframes established by the program, or within any extended timeframes granted by the Board. This prohibition shall not apply if the developer or organization demonstrates that it possesses the necessary expertise and financial capacity to successfully develop the property in accordance with the Program's requirements.<<

* * *

Section 2. 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 3. 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 4. 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:

June 16, 2026

Approved by County Attorney as
to form and legal sufficiency:

Handwritten signature in blue ink, appearing to be "JMM".

Prepared by:

Handwritten signature in black ink, appearing to be "T.A.S.".

Terrence A. Smith

Prime Sponsor: Chairman Anthony Rodriguez
Co-Sponsors: Commissioner Juan Carlos Bermudez
Senator René García
Commissioner Danielle Cohen Higgins
Commissioner Natalie Milian Orbis
Commissioner Micky Steinberg