

RESIDENTIAL PROPERTY | FEBRUARY 13, 2026

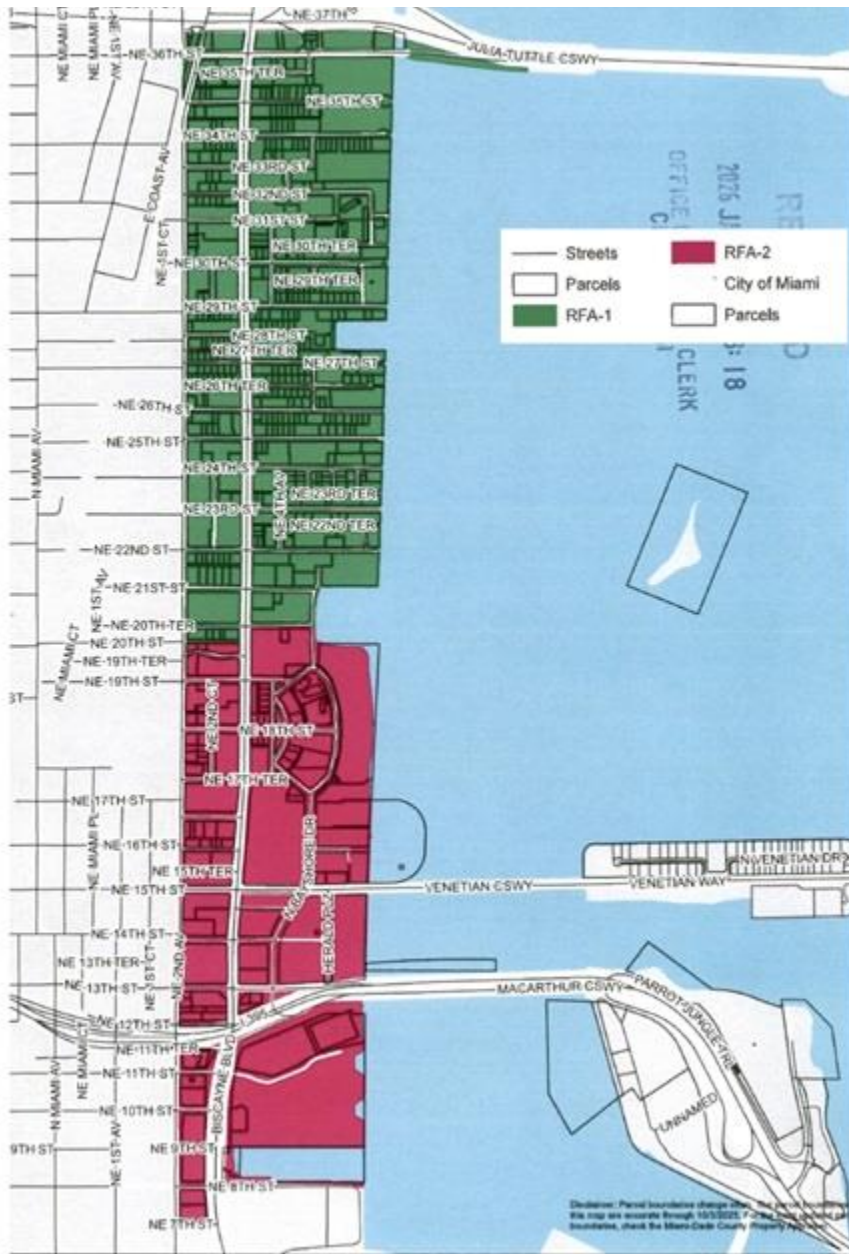
City of Miami Approves 100% Density Increase for Edgewater

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The City of Miami City Commission adopted an ordinance on January 8, 2026, amending both the City of Miami Code of Ordinances and the Miami 21 Zoning Code to establish a new “Resilience Trust Fund.” The fund is intended to facilitate density increases of up to 100% in residential density beyond the base zoning within the Coastal High Hazard Area or within Miami-Dade County Storm Surge Planning Zones A, B, or C. The ordinance also eliminates parking requirements for any density beyond the base density units in T5 and T6 Transect Zones.

Under the Miami Comprehensive Neighborhood Plan (“MCNP”), certain Future Land Use designations permit density increases of up to one hundred percent (100%). In Edgewater, the current allowable density is 150 units per acre based on the Restricted Commercial Future Land Use designation and is therefore eligible for an increase to 300 units per acre under applicable provisions.

The ordinance proposes the creation of Resilience Fund Areas (“RFAs”), which would dictate where collected funds must be spent. Funds must generally be used within the same geographic area in which a project seeks increased density, though expenditures may extend into adjacent RFAs when a project’s scope spans multiple areas. Additionally, funds may be used outside a specific RFA if at least fifty-one percent (51%) of the project footprint lies within the originating RFA. The area affected by the approved ordinance includes the Edgewater neighborhood. Applicable RFA maps are provided below.



The purpose of the Resilience Trust Fund (“RTF”) is to collect capital for public infrastructure projects that enhance resiliency, sustainability, and flood mitigation in areas where increased density is proposed. Eligible capital improvements include pump stations, roadway elevation, seawalls, bioswales, living shorelines, native shade tree plantings, parks and open spaces, and green walls.

The contribution amount will be calculated on a per-unit basis. Although the ordinance does not specify an exact figure, City Commissioners discussed a contribution of \$35,000 per residential unit paid into the RTF.

In addition to the contribution, Applicants may receive a 15% reduction in cash contributions by providing Affordable or Workforce Housing under one of the options below. To qualify, the applicant must record a covenant, acceptable to the City of Miami and running with the land for a minimum of 30 years from the issuance of a final or temporary Certificate of Occupancy (whichever occurs first), and obtain certification from the City's Department of Housing and Community Development confirming that the development will provide:

1. At least 15% of bonus dwelling units for households at or below 60% AMI; or
2. At least 25% of bonus dwelling units for households at or below 100% AMI; or
3. At least 10% of bonus dwelling units for households at or below 120% AMI,

Should you have any additional questions, please feel free to contact us at www.bilzin.com.



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