Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2007

Agenda Item No. 5(K)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: Kay Sullivan
Director, Clerk of Board Division

Subject: Resolution Ordering Temporary Building Moratorium and Directing County Manager to Conduct Comprehensive Zoning Analysis

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The accompanying resolution was prepared and placed on the agenda by the Clerk of the Board of County Commissioners as required by Section 33-319 of the Code of Miami-Dade County.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: October 16, 2007

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

_____ "4-Day Rule" ("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

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

✓ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
10-16-07

RESOLUTION NO. _____

RESOLUTION ORDERING A BUILDING MORATORIUM FOR PROPERTIES UTILIZED AS MOBILE HOME PARKS IN THE UNINCORPORATED AREA OF MIAMI-DADE COUNTY, DIRECTING THE COUNTY MANAGER TO SUBMIT A REPORT ON THE APPROPRIATENESS OF EXISTING ZONING DISTRICTS AND REGULATIONS APPLICABLE TO SAID PROPERTIES AND TO RECOMMEND STRATEGIES TO MITIGATE THE IMPACTS OF REDEVELOPMENT

WHEREAS, mobile home parks often provide housing at costs affordable to many Miami-Dade County residents of limited means; and

WHEREAS, the Florida Legislature has recognized that mobile home parks represent a source of affordable housing that is particularly vulnerable to loss through redevelopment; and

WHEREAS, the Legislature has adopted section 723.083, Florida Statutes, which provides that "[n]o agency of government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners"; and

WHEREAS, the likelihood of the elimination of housing affordable to a significant number of County residents is one factor that should be considered in the redevelopment of a mobile home park, whether already zoned or proposed to be rezoned for redevelopment; and

WHEREAS, any development applications involving properties being used as mobile home parks may involve redevelopment with potential loss of affordable housing for the residents who live there today, as well as the physical relocation of the existing mobile home structures; and

WHEREAS, on September 26, 2007, the County Manager, pursuant to section 33-319 of the Code of Miami-Dade County, issued an administrative order prohibiting the issuance of building permits for properties in the unincorporated area of Miami-Dade County being utilized as mobile home parks (as identified as the study area described in his order) for the reasons set forth in that order (a copy of which is attached hereto); and

WHEREAS, pursuant to Section 33-319 of the Code, this Board finds that a detailed comprehensive analysis of the study area is reasonably necessary to determine the probability of detriment to the character of the study area by the continued application of the existing zoning districts and regulations; and

WHEREAS, this Board determines it is appropriate to adopt a moratorium for mobile home park properties to afford the County Manager and staff an opportunity to study and make a recommendation as to what zoning district is most appropriate for the particular parcel on which a mobile home park lies, taking into account the surrounding development, the availability of public facilities and resources, and the availability of alternative mobile home parks or affordable housing for the residents of the mobile home park should an application for rezoning be filed,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that Board hereby directs the County Manager to implement a building moratorium for properties within unincorporated

Miami-Dade County being utilized as mobile home parks and to submit a report and recommendation on whether existing County zoning districts and regulations applicable to properties in the study area are appropriate. The County Manager's report and recommendation shall include input from all appropriate departments and staff on the impact of redevelopment of mobile home park properties and shall provide strategies for the mitigation of impacts, taking into account, without limitation, surrounding development, the availability of public facilities and resources, and the availability or lack of alternative mobile home parks or affordable housing for the residents of the mobile home park, should an application involving redevelopment of a mobile home park property be made. The County Manager shall provide a report and recommendation to this Board within 120 days after the effective date of this resolution.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

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The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of October, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JM

John McInnis

MEMORANDUM

TO: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

DATE: October 16, 2007

FROM: Kay Sullivan, Director
Clerk of the Board Division

SUBJECT: Public Hearing on Administrative Building Moratorium on the Redevelopment of Mobile Home Parks in Unincorporated Miami-Dade County

In accordance with Section 33-319 of the Code of Miami-Dade County, a public hearing has been scheduled before the Board of County Commissioners to consider and review the County Manager's imposition of an administrative building moratorium on the redevelopment of mobile home parks in unincorporated Miami-Dade County.

Attachment
KMS:dc

Memorandum

MIAMI-DADE COUNTY

Date: SEP 2 6 2007

To: Subrata Basu, Interim Director
Department of Planning and Zoning

Charles Danger, Director
Building Department

Harvey Ruvin, Clerk
Clerk of the Circuit Court

From: George M. Burgess
County Manager

Subject: Imposition of Administrative Building Moratorium

CLERK OF THE BOARD
2007 SEP 27 AM 8:52
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

As Miami-Dade County seeks solutions to the lack of affordable housing options, the Mayor has asked the administration to impose a temporary moratorium on the redevelopment of mobile home parks in unincorporated Miami-Dade County. As evidence to the growing magnitude of this problem, at the September 11, 2007 meeting of the Government Operations and Environment (GOE) committee, Commissioner Jose "Pepe" Diaz sponsored a resolution to halt the redevelopment of a mobile home park, in his district, and directed the administration to look for solutions.

In accordance with Section 33-319 of the Code of Miami-Dade County, this memorandum constitutes an administrative order prohibiting the issuance of building permits for structures and/or uses on any property in unincorporated Miami-Dade County being utilized as a mobile home park, as said term is defined in Chapter 33 of the Code of Miami-Dade County (the Study Area). The properties included in the Study Area are identified by address on the attached list and map, which are incorporated herein by reference.

The Study Area includes only properties in unincorporated Miami-Dade County currently being used for mobile home parks. These properties provide housing at costs affordable to many Miami-Dade County residents of limited means. The Board of County Commissioners (the Board) found in Ordinance 07-05 that "the health, safety, and welfare of the present and future residents of Miami-Dade County depend on the availability of a range of housing choices affordable to persons and families of all income levels in all areas of Miami-Dade County. Current patterns of development have resulted in a persistent shortage of affordable housing. Studies of market demand show that for the foreseeable future more than 50% of the new labor force in Miami-Dade County will require moderately priced housing units."

The Florida Legislature has recognized that mobile home parks represent a valuable portion of the available stock of affordable housing. In recognition of the fact that the affordable housing provided through mobile home parks is particularly subject to loss through redevelopment, the Legislature has enacted Section 723.083, Florida Statutes, providing that "[n]o agency of government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners".

Miami-Dade County needs more affordable housing for certain residents. The uneven geographic distribution of housing affordable to these residents, as well as the distance between jobs and available housing, also increase traffic congestion and decrease economic productivity. Traffic and roadway congestion in turn adversely affect the environment and diminish air quality, increasing the burden on the public health care system and resulting in rising health care costs. The public health, safety, and welfare of the present and future residents of Miami-Dade County can best be protected by ensuring that land use policies avoid the elimination of affordable housing, including mobile home parks.

Residents of mobile home parks are at risk of being detrimentally affected by the elimination of mobile home parks through redevelopment. As such, I find that it is in the public interest to develop strategies in connection with the issues outlined herein.

In further accordance with the procedures contained in Section 33-319 of the Code of Miami-Dade County, this memorandum shall serve to notify the Clerk of the Board of County Commissioners (the Clerk) of this administrative order and to request that the matter be placed before the Board for its consideration and review following a public hearing as soon as is reasonably practicable. The Clerk shall give reasonable notice of the scheduled public hearing by publication in a newspaper of general circulation in Miami-Dade County.

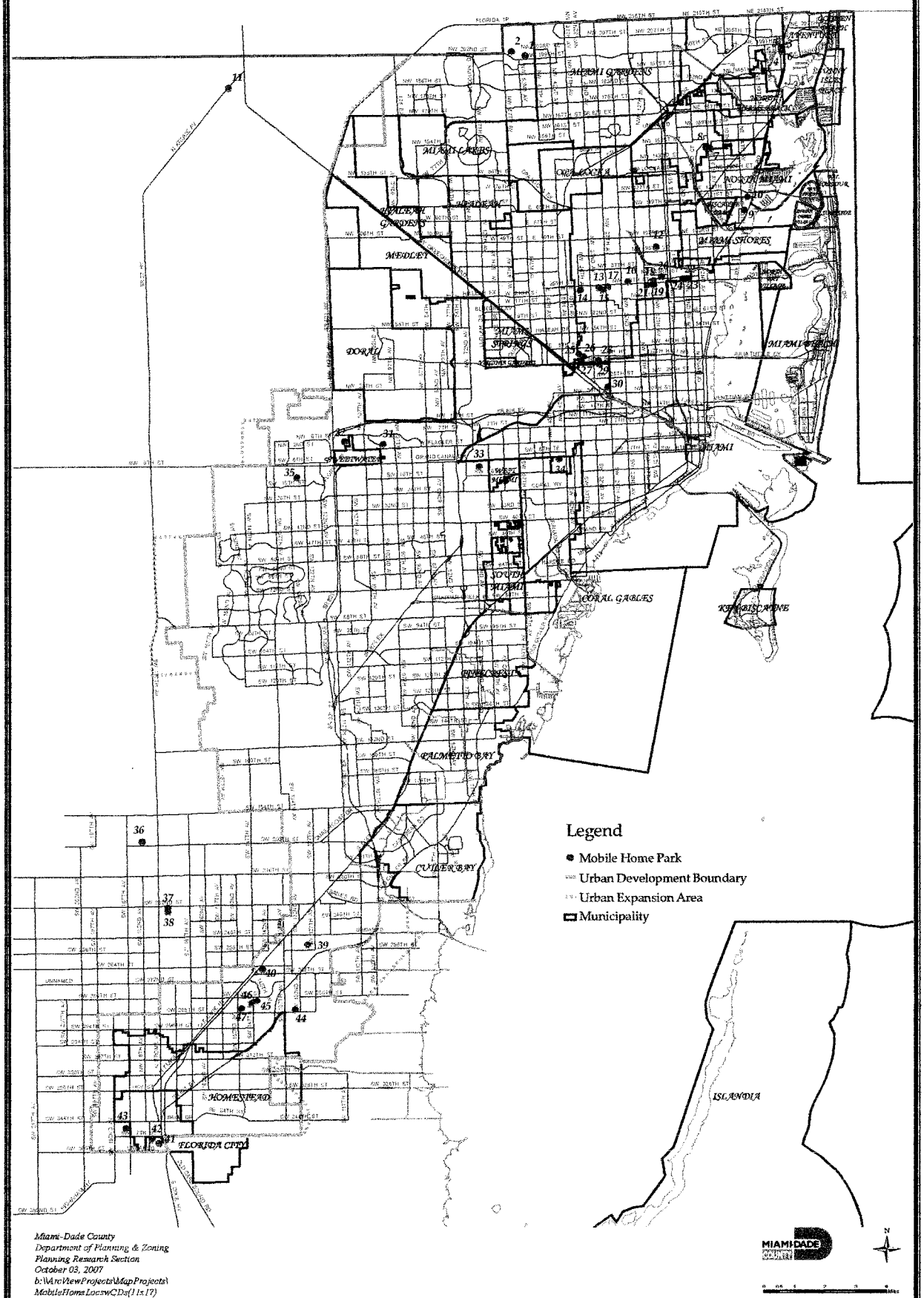
The public hearing shall provide the Board the opportunity to inquire into the propriety of the aforementioned building moratorium based upon the reasonable necessity for a detailed comprehensive analysis of the Study Area, to convene appropriate staff to develop strategies in connection with the issues outlined herein, and to meet with interested stakeholders. Should the Board agree that the building moratorium is reasonably necessary, it may order the same and direct that no building permits be issued within the Study Area, or such other geographically affected area as determined by the Board.

The Board's order shall fix a time within which my office shall report back to the Board with a recommendation relating to the appropriate zoning districts for the affected area. The initial moratorium imposed by the Board shall be for a period not to exceed one hundred twenty (120) days. However, the Board on its own motion or otherwise may continue the moratorium for a longer period of time if reasonably necessary. My office may also submit a request to the Board for a reasonable extension of the time limitation after a public hearing.

I intend to submit a report and recommendations to the Clerk no later than 60 days from the date of this memorandum. The Clerk shall then schedule a public hearing on the matter before the Board at the earliest practicable time, after reasonable notice by publication in a newspaper of general circulation in Miami-Dade County. Upon consideration of the report and recommendations at a public hearing, the Board shall make its determination as to whether the zoning districts shall remain the same or shall be changed. Should the Board determine that the zoning districts are to remain the same, it may immediately issue its order terminating the building moratorium; however, if the Board determines that the zoning districts should be changed, or new districts created, it may issue its order continuing the building moratorium. Where zoning district boundary changes are involved, said changes shall be heard directly by the Board.

Attachments (2): List of current mobile home park properties)
Map identifying current mobile home park properties

Mobile Home Parks
in Unincorporated Miami-Dade County



Miami-Dade County
Department of Planning & Zoning
Planning Research Section
October 03, 2007
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MobileHomeLocswCDs(11x17)

Mobile Home Parks in Unincorporated Miami-Dade County
2007

SITE ID	NAME	Folio	ADDRESS	ZIPCODE	Zoning	TOTAL UNITS
1	HONEY HILL MOBILE HOME PARK	30-1131-001-0290	4955 NW 199TH ST	33055	AU	438
2	ROYAL COUNTRY MOBILE HOME PARK	30-1131-003-0010; 30-1131-004-0010; 30-1131-002-0010 thru 0020	5555 NW 202ND TER	33055	RU-1	864
3	LANDMARK PLAZA & TRAILER	30-2203-000-0070	19800 W DIXIE HWY	33134	OUAD (MC & R)	48
4	DIXIE MOBILE COURT	30-2203-005-0040	19640 W DIXIE HWY	33180	OUAD	47
5	COE'S TRAILER COURT	30-2203-005-0050 thru 0060	19770 W DIXIE HWY	33180	OUAD (MC & R)	28
6	SUN HAVEN TRAILER PARK	30-2203-078-0020 thru 0030	19500 W DIXIE HWY	33180	OUAD(MC)	56
7	SHADY OAK TRAILER PARK	30-2219-000-0410	14721 NE 6TH AVE	33055	BU-1A	36
8	BOB'S TRAILERVILLE	30-2219-000-0740	14752 NE 6TH AVE	33161	BU-1A & RU-3	14
9	PALM TRAILER PARK	30-2229-001-0020 thru 0040; 30-2229-001-0100 thru 0140	12000 NE 16TH AVE	33161	RU-3M	160
10	BISCAYNE BREEZE PARK	30-2232-000-0151; 30-2232-000-0120; 30-2232-000-0150	11380 BISCAYNE BLVD	33161	RU-3B&RU-2&BU-2	60
11	JONES FISHING CAMP TRAILER	30-2909-001-0021; 30-2910-001-0250	14601 NW 185TH ST	33018	BU-3 & AU	57
12	COLONIAL ACRESS MOBILE HOME PARK	30-3102-000-0400	9674 NW 10TH AVE	33150	RU-2&GU-&RU-3B	296
13	J BAR J	30-3109-000-0160 thru 0200; 30-3109-015-0070	2980 NW 79TH ST	33180	RU-3B	99
14	MIAMI HEIGHTS TRAILER PARK	30-3109-007-0010	3520 NW 79TH ST	33147	IU-1 & BU-2	127
15	PALM LAKE TRAILER PARK	30-3109-008-0470	7600 NW 27TH AVE	33147	IU-2 & BU-3	124
16	TRADEWINDS TRAILER PARK	30-3110-000-0010 thru 0020	1919 NW 79TH ST	33147	RU-1 & BU-2	80
17	SCHMIDT	30-3110-045-0010	2542 NW 79TH ST	33147	RU-2&RU-4&BU-2	49
18	SUNNY SOUTH TRAILER PARK	30-3111-000-0170	1175 NW 79TH ST	33150	RU-2 & BU-2	114
19	AVOCADO TRAILER PARK	30-3111-024-0030	1170 NW 79TH ST	33150	RU-2 & BU-2	73
20	ROVELL TRAILER PARK	30-3111-000-0180	939 NW 81ST ST	33150	RU-2 & RU-1	138
21	TROPICAL VILLAGE	30-3111-026-0010 thru 0020; 30-3111-016-0130; 30-3111-026-0010; 30-3111-030-0080.	1398 NW 79TH ST	33150	BU-2 & RU-2	108
22	TRINIDAD COURT	30-3112-000-0010; 30-3112-000-0015; 30-3112-000-0040 .	7930 NW MIAMI CT	33150	RU-3B	173
23	SUNNYLAND TRAILER PARK	30-3112-000-0060	129 NW 79 ST.		RU-3B	105
24	LANDMARK MOBILE HOME PARK	30-3112-000-0070	215-17 NW 79 ST.		RU-3B	76
25	CARLEY'S	30-3121-000-0980; 30-3121-000-0961; 30-3121-000-0970; 30-3121-000-1080; 30-3121-000-0890.	4111 NW 37TH AVE	33142	IU-1	70
26	BLUE BELLE TRAILER PARK	30-3121-000-1020 thru 1030	3586 NW 41ST ST	33142	IU-1 & IU-2	150
27	FRONTON TRAILER PARK	30-3121-000-1200	3617 NW 36TH ST	33142	IU-1	57
28	ROYAL DUKE	30-3121-022-0010 thru 0011	3620 NW 30TH AVE	33012	RU-3B	138
29	ALL STAR 36 STREET	30-3128-012-0010; 30-3128-007-0010 thru 0030; 30-3128-007-0080.	3010 NW 36TH ST	33166	RU-3B & BU-1A	73
30	RIVER PARK APTS & TRAILER PARK	30-3128-018-0010	2260 NW 27TH AVE	33134	IU-1	110
31	BLUE LAKE TRAILER PARK	30-4005-001-0080	10001 W FLAGLER ST	33172	GU	278
32	LIL ABNER MOBILE HOME PARK	30-4006-001-2390 thru 2420; 30-4006-001-2431; 30-4006-001-2440.	11239 NW 4TH ST	33172	GU	908
33	MIAMI TERRACE MOBILE HOME PARK	30-4011-012-0010 thru 0020; 30-4011-012-0100	1040 SW 70TH AVE	33144	IU-1	89
34	GABLES TRAILER PARK INC	30-4108-014-0010	825 SW 44TH AVE	33056	RU-3B & RU-2	90
35	HOMETOWN AMERICA MANAGEMENT LP (Univ. Lakes)	30-4911-000-0010; 30-4902-000-0150	12850 SW 14TH ST	33084	GU	1153
36	AMERICAN VILLAGE CONDO	30-6801-001-0550	19800 SW 180TH AVE	33187	GU	529
37	SILVER PALM MOBILE HOME PARK	30-6919-000-0150	17350 SW 232ND ST	33170	AU	112
38	REDLAND MOBILE HOME PARK	30-6919-000-0151	17360 SILVER PALM DR	33170	AU	80
39	PRINCETONIAN MOBILE HOME PARK	30-6926-000-0050	25120 SW 127TH AVE	33013	PCUC	280
40	ISLA GOLD	30-6934-000-0180	26401 S. FEDERAL HWY.		AU	228
41	GATEWAY ESTATES CONDO	30-7825-011-1660	35250 SW 177TH CT	33034	AU	220
42	GATEWAY WEST CONDO	30-7825-014-0980	35303 SW 180TH AVE	33034	AU	111
43	GOLD COASTER TRAILER PARK	30-7826-011-0010	34850 SW 187TH AVE	33150	AU & GU	259
44	PINE ISLE MOBILE HOME PARK	30-7902-000-0061 thru 0062	28600 SW 132ND AVE	33170	RU-1	317
45	SUNRISE VILLAGE	30-7903-000-0070	14500 SW 280 ST.		RU-4L	301
46	LEISURE EAST (PALM GARDEN RV PARK)	30-7904-000-0020	28300 SW 147TH AVE	33033	GU	39
47	LEISURE MOBILE HOME PARK/PALM GARDEN MH	30-7904-000-0090	28501 SW 152ND AVE	33033	GU	279
						9,241

Source: Miami-Dade County Enterprise Technology Services Department; Miami-Dade Department of Planning & Zoning, October 2007.