



## Mayor's Land Use Work Group COMMITTEE REPORT

**Committee Name:** Mayor's Land Use Work Group  
**Date of Report** September 18, 2006  
**Prepared by:** Karen Leigh/Shannon Clark, General Services Administration  
**Meeting Date/Time:** 9/13/2006, 2:30 PM SPCC DIC Conference Room 12-A  
**Attendees:** Robert Chisholm, Elva Marin, Rodrigo Gonzalez, Jerry Proctor, Clemente Vera, Charles Byrd, Bernice Butler, Beverly Kirton-Smith, Shari Kamali, Aaron Zeigler, William Pupo, Paul Vitro  
**Attachments:** Site Evaluation Criteria Forms; Sites 1, 2, 3, 4, 5&6, submitted by: Chisholm Architects, Vera Builders, Inc., GSA Real Estate Services

**Committee's Mission Statement:** Identify means to improve the process of developing affordable and workforce housing. Identify incentives and provide recommendations that facilitate the development of affordable and workforce housing throughout Miami-Dade County.

**Issue 1:** Review six (6) County-owned parcels for infill, workforce and affordable housing.

### **Discussion (summarize major points):**

Team discussion, scoring, and consensus on recommended actions for six (6) County-owned parcels using the Site Evaluation Criteria Forms. Attached for reference are three (3) sets of completed Site Evaluation Criteria Forms.

Site Evaluation Criteria Forms provide the documentation for MLUG decision to approve or not approve sites for development. Developers will look at these properties and make their own determinations, and the marketplace will also determine as to the desirability of certain types of developments.

Identify whether a property is suitable for affordable housing and what type of housing. A committee awarding contracts may find the Site Evaluation Criteria Form helpful in evaluating developer proposals.

### **Site #1:**

GSA/RE brief review of property information

Rezone with City of Miami Gardens

Contaminated site:

Is WASD willing to mitigate some of the contamination issues?

Developer to provide play space areas

Busy intersection; developer to provide buffer zones

Neighborhood suitable for multi-family housing; retail as part of development

**Motion to recommend Site #1 for development of affordable housing.**

**MLUG vote. Site #1 is recommended for development.**

**Site #2:**

GSA/RE brief review of property information

MDC is in process of planning redevelopment of this site

60 acres set aside for housing

Land bank until County confirms commitment to develop this area

Consensus from Commission District and public participation

**Motion to recommend Site #2 for land banking.**

**MLUG vote. Site #2 is recommended for land banking. Recommendation is based on County plans to develop the area with systems and support services as stated in the report, and then the site will be suitable for release into market place. MLUG team cannot define highest and best use until team receives report from County.**

**Site #3:**

GSA/RE brief review of property information

Re-zone to R-4

Site adjacent to the expressway, but good potential if well sited

Developer to provide play space areas

Developer to orient away from expressway and provide buffer zones

Noise and environmental concerns can be addressed with buffers

Urban neighborhood suitable for multi-family housing

**Motion to recommend Site #3 for development of affordable housing.**

**MLUG vote. Site #3 is recommended for development.**

**Site #4:**

GSA/RE brief review of property information

Developer provides open space and play areas

Developer provides buffer to industrial areas

Neighborhood area requires developer provide ample parking

Quiet neighborhood suitable for multi-family housing

**Motion to recommend Site #4 for development of affordable housing.**

**MLUG vote: Site #4 is recommended for development.**

**Site #'s 5 & 6:**

GSA/RE brief review of property information

Land use issues: Miami-Dade County and The Village of Palmetto Bay CDMP's would have to be amended to develop for affordable housing

Selling property on the market will net more money than the County selling to the Village

Open market will net more because of potential to develop estate homes

Neighborhood is Estate designation (EU-1; 15,000 square foot minimum)

**Motion to recommend Sites #'s 5 & 6 to be sold on market to highest bidder.**

**MLUG vote: Sites 5 & 6 recommended to be sold to the highest bidder and money reinvested in the affordable housing program.**

**ACTION ITEMS (for submittal to CAHSA Task Force): Status:** Refer to: Site Evaluation Criteria Forms; Sites 1, 2, 3, 4, 5&6 with recommended actions voted and approved by MLUG Committee. MLUG completed Phase One.

**Issue 2: Create incentives to make development of affordable and workforce housing more attractive to developers.**

**Discussion (summarize major points):**

Developer's Incentives are relative to MLUG mission statement and can be discussed at future meetings. However, the issue of developer incentives is not the mandate assigned to MLUG.

**ACTION ITEMS (for submittal to CAHSA Task Force): Status: Refer to: DEVELOPER INCENTIVES FOR AFFORDABLE HOUSING PROJECTS, a summary from recent Mayor's Land Use Group, BASF, Rental Homeownership and Rehabilitation and CAHSA meetings.**

**Issue 3: Recommendations for Review & Approval Process: Utilize developer input to create a streamlined review and approval process for evaluating sites because the goal is housing affordable to families.**

**Discussion (summarize major points):**

Recommendations for Review & Approval Process are relative to MLUG mission statement and can be discussed at future meetings. However, the issue of improving the Review and Approval Process is not the mandate assigned to MLUG.

**ACTION ITEMS (for submittal to CAHSA Task Force): Status: Refer to: IMPROVEMENTS FOR REVIEW AND APPROVAL PROCESS OF AFFORDABLE HOUSING PROJECTS, a summary from recent Mayor's Land Use Group, BASF, Rental Homeownership and Rehabilitation and CAHSA meetings.**

**Issue 4: Land Bank Trusts: What is the charge of MLUG to deal with developing land bank trusts?**

**Discussion (summarize major points):**

Research information regarding land bank trusts in Miami-Dade County and State of Florida.

Mayor's Office for direction regarding whether MLUG can make a significant contribution on this issue relative to its mission statement.

Land trusts; land is set aside and the use defines what type of land trust. Land can be set aside to meet a specific purpose. One component is the financing; involves shared equity, maintaining affordability in perpetuity; for example, home ownership.

**ACTION ITEMS (for submittal to CAHSA Task Force): Status: Refer to:** Suggestion to have the Florida Housing Coalition present information on land bank trusts at next MLUG meeting.

**Next meeting: September 27, 2006 @ 2:00 PM, Conference 29-A**