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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 14(A)(4)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	October 20, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution directing and authorizing the County Mayor to apply for, receive, and expend grant funding awarded from the United States Department of Housing and Urban Development through the Accelerating Home Building Act to the County to streamline permitting and other approval processes for housing construction by preapproving design plans; directing the County Mayor to modify or expand existing prereviewed design plan programs or provide a report; and authorizing the County Mayor to execute all necessary agreements and documents and exercise the provisions contained therein

Resolution No. R-900-26

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.

for
Geri Bonzon-Keenan
County Attorney

GBK/smm

MEMORANDUM

(Revised)

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

DATE: October 20, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

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. 14(A)(4)
10-20-26

RESOLUTION NO. R-900-26

RESOLUTION DIRECTING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPLY FOR, RECEIVE, AND EXPEND GRANT FUNDING AWARDED FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THROUGH THE ACCELERATING HOME BUILDING ACT TO THE COUNTY TO STREAMLINE PERMITTING AND OTHER APPROVAL PROCESSES FOR HOUSING CONSTRUCTION BY PREAPPROVING DESIGN PLANS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO MODIFY OR EXPAND EXISTING PREREVIEWED DESIGN PLAN PROGRAMS OR PROVIDE A REPORT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY AGREEMENTS AND DOCUMENTS AND EXERCISE THE PROVISIONS CONTAINED THEREIN

WHEREAS, to streamline the process of obtaining the necessary approvals and permits for housing, a number of local governments throughout the country have developed programs to expedite permitting by preapproving design plans; and

WHEREAS, while these programs may take many forms, they share the common goal of simplifying the process of increasing housing; and

WHEREAS, sharing the goal of increasing the supply of housing in the United States, Congress passed the 21st Century Road to Housing Act (Public Law 119-101) (the Act), which became law on July 11, 2026; and

WHEREAS, Section 209 of the Act, titled the Accelerating Home Building Act, authorizes the Secretary of Housing and Urban Development (HUD) to award grants to eligible entities, including units of general local government, to select prereviewed designs of certain structures of mixed-income housing for use in the jurisdiction of the eligible entity; and

WHEREAS, the Act defines "prereviewed designs" as "sets of construction plans that are assessed and approved by localities for compliance with local building and permitting standards to streamline and expedite approval pathways for housing construction," also known as pattern books; and

WHEREAS, Miami-Dade County (the County) has programs that advance the goal described above and may fall within the scope of the grant program contemplated within the Act; and

WHEREAS, for example, the County's Accessory Dwelling Unit (ADU) Blueprint for Homeowners program aims to streamline the building permitting process for ADUs by allowing users to go to the County's website to browse pre-approved ADU designs submitted by design firms; and

WHEREAS, the County also offers a Master Model Program, where developers can submit a single master design for initial review for use in a subdivision containing a minimum of 25 lots for single family homes, fee-simple townhouses, duplexes, cluster homes and zero lot line developments, and once those designs are preapproved, permits for identical replicas can be issued almost instantaneously; and

WHEREAS, additionally, the County has a Cookie Cutter Program where developers, design professionals, or contractors who use the same model of a home on a repetitive basis can obtain the preapproval of a model, and the County would only require subsequent reviews relating to construction site location; and

WHEREAS, the above-described grant program presents an opportunity for the County to obtain funding to continue its efforts in simplifying permitting and increasing housing,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Directs and authorizes the County Mayor or County Mayor's designee to apply for, receive, and expend grant funding awarded from HUD through the Accelerating Home Building Act to the County to streamline permitting and other approval processes for housing construction by preapproving design plans.

Section 2. To the extent the County's existing prereviewed design plan programs do not qualify for the grant program contemplated in the Accelerating Home Building Act, directs the County Mayor or County Mayor's designee to modify or expand such existing programs to accomplish the goals described within the Accelerating Home Building Act and become eligible for grant funding. If, however, the County Mayor or County Mayor's designee determines that such modification or expansion is not feasible or otherwise advisable, the County Mayor or County Mayor's designee shall provide a report to this Board within 30 days of making such determination. The completed report shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

Section 3. Authorizes the County Mayor or County Mayor's designee to execute all necessary agreements and documents to effectuate the purposes described in section 1 of this resolution, and exercise the provisions contained therein following the review and approval of such agreements and documents for form and legal sufficiency by the County Attorney's Office.

The Prime Sponsor of the foregoing resolution is Commissioner Oliver G. Gilbert, III. It was offered by Commissioner **Vicki L. Lopez**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	**absent**		
Kionne L. McGhee, Vice Chairman	**absent**		
Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Sen. René García	**absent**	Oliver G. Gilbert, III	**aye**
Roberto J. Gonzalez	**absent**	Keon Hardemon	**aye**
Danielle Cohen Higgins	**aye**	Vicki L. Lopez	**aye**
Natalie Milian Orbis	**aye**	Raquel A. Regalado	**aye**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jose I. Ortega