

MEMORANDUM

Agenda Item No. 7(A)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 19, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to workforce housing development in the unincorporated area; amending section 33-193.11 of the Code; providing for parking reduction; making technical changes

This item was amended at the 9-16-21 Public Housing and Community Services Committee to specify that: (i) the parking reduction only applies to the workforce units themselves, not to the entire development; and (ii) the parking reduction only applies to units within 660 feet of a designated transit corridor.

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: October 19, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava". The signature is written in a cursive style and is positioned to the right of the printed name and title.

Subject: Fiscal Impact Statement for Ordinance Relating to Workforce Housing Development

The implementation of this ordinance will not have a fiscal impact to Miami-Dade County. The ordinance lowers the parking requirements for developments providing workforce housing.

A handwritten signature in blue ink, which appears to be "Jimmy Morales". The signature is written in a cursive style and is positioned above a horizontal line.

Jimmy Morales
Chief Operations Officer


FIS04421 211408

Memorandum



Date: October 19, 2021

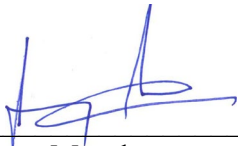
To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement for Ordinance Relating to Workforce Housing Development

The proposed ordinance amends, the “Intensity standards” of the County’s workforce housing regulations, section 33-193.11 of the Code of Miami-Dade County (Code) to establish a 25 percent parking reduction allowance for certain workforce housing developments in the unincorporated areas.

Implementation of the proposed ordinance aligns with the County’s effort to provide flexibility in the development of additional workforce housing units within Miami-Dade County. No other specific social equity or benefit can be determined at this time.

A handwritten signature in blue ink, appearing to read "Jimmy Morales".

Jimmy Morales
Chief Operations Officer

211408



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 19, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

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
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 7(A)
10-19-21

ORDINANCE NO. _____

ORDINANCE RELATING TO WORKFORCE HOUSING DEVELOPMENT IN THE UNINCORPORATED AREA; AMENDING SECTION 33-193.11 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR PARKING REDUCTION; MAKING TECHNICAL CHANGES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, in January 2007, this Board adopted Ordinance 07-05, which established a voluntary workforce housing program to address the growing housing crisis for residents of unincorporated Miami-Dade County in the workforce target income group; and

WHEREAS, after the program sunsetted, this Board readopted it in May 2008 in Ordinance No. 08-51; and

WHEREAS, in December 2016, in response to the ever-increasing need for housing, this Board adopted Ordinance No. 16-138, which comprehensively amended the Workforce Housing Development Program of Miami-Dade County, Florida to revise the workforce target income group from 65 to 140 percent of median family income, to 60 to 140 percent, and to provide additional density and intensity development bonuses to incentivize private development of this necessary housing; and

WHEREAS, in February 2020, this Board adopted Ordinance No. 20-22, which increased the density and intensity bonuses and made other amendments to the program to facilitate workforce housing development; and

WHEREAS, one of the regulatory requirements that affects the development of workforce housing units is minimum parking requirements; and

WHEREAS, the County's Zoning Code currently reduces minimum parking requirements in the County's urban centers and in other zoning districts that provide for mixed-use or transit-oriented development; and

WHEREAS, this Board wishes to further incentivize the development of workforce housing by offering the same parking reductions as of right based on the development of workforce housing in proximity to transit, without requiring rezoning to an urban center or other district,

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

Section 1. This Board ratifies and adopts the foregoing recitals, as if fully set forth herein.

Section 2. Section 33-193.11 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-193.11. - Intensity standards.

- (A) Notwithstanding zoning district regulations to the contrary, the following maximum intensity standards shall apply to developments that include WHUs on-site >>and, except as provided in paragraph (3)<<, to alternative sites providing off-site WHUs in accordance with >>section<< ~~[[Section]]~~ 33-193.8, to receiving sites for a portable density bonus as provided in >>section<< ~~[[Section]]~~ 33-193.8, and to developments that otherwise obtain density bonuses by complying with this article.

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.

* * *

- >>(3) Parking reduction for on-site development of WHUs.
A reduction of 25 percent of the number of parking spaces otherwise required by this chapter shall be approved for~~[[developments that]]~~² >>workforce housing units that are located either<<>>:
 - (a)<< >>Within 660 feet of a<<[[~~Provide WHUs on-site; and~~]]
 - (b) ~~Are located either;~~]]
 - >>(i)<< [[~~Along a~~ ~~±~~]] >>CDMP-designated major corridor served by transit<< [[~~within 660 feet~~]] >>; or<<
 - >>(ii)<< [[~~±~~]] >>CDMP-designated mixed-use corridor; or<<
 - >>(iii)<< [[~~±~~]] >>CDMP-designated Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors; or<<
 - >>(b)<< [[~~(iii)~~]] >>Within 500 feet of a bus stop serviced by premium transit.<<

* * *

Section 3. 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 4. 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.

² Committee amendments are indicated as follows: Words double stricken through and/or [[double bracketed]] are deleted, words double underlined and/or >>double arrowed<< are added.

Section 5. 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:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel
Terrence A. Smith



Prime Sponsor: Commissioner Jean Monestime