

Memorandum



Date: November 15, 2022

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".

Supplement No. 2
Agenda Item No. 5(G)

Subject: Social Equity Statement for Ordinance Amending Chapter 33 of the Code of Miami-Dade County creating a new zoning district to be used by applicants for UDB expansion.

The proposed ordinance amends Chapter 33 of the Code of Miami-Dade County establishing the regulatory framework creating a new Urban Development Boundary Plan Area Development Zoning District (UDBPAD).

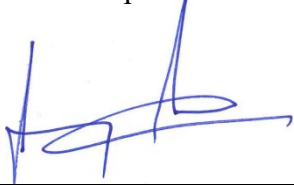
As part of the Evaluation and Appraisal Report (EAR) process of the County’s CDMP in 2020, the Board adopted a series of amendments to the CDMP’s Land Use Element. Included among the amendments was the revised policy LU-8H, which establishes the required criteria for applications requesting expansion of the County’s UDB. The revised Policy LU-8H requires applicants seeking a UDB expansion to: (1) request designation as a “Special District” on the CDMP Land Use Plan Map and amend the Land Use Element policy text to establish the Special District’s development parameters, such as allowable uses, maximum density, and maximum floor area ratio; and (2) file a concurrent zoning application to be heard together with the CDMP amendment. In addition, Policy LU-8I provides that, by “2021, Miami-Dade County shall develop land development regulations to implement the criteria outlined in Policy LU-8H.”

The UDBPAD establishes a process for reviewing large-scale zoning applications with concurrent CDMP UDB expansions and provides a regulatory framework intended to address CDMP land use policies, including Policy LU-8H, that collectively seek to guide development in a responsible manner. These regulations provide for an orderly and efficient development utilizing sound urban design principles, effective multi-modal transportation connections, adequate open space, and housing diversity within a UDB expansion. Where applicable, the proposed ordinance will also result in additional housing and employment opportunities.

The application approval process includes a quasi-judicial hearing by the Board at the time of the initial CDMP UDB expansion application, with subsequent approvals to be granted administratively.. The proposed ordinance also provides for the preservation of agriculturally designated land through a transfer of development rights (TDR) or purchase development rights (PDR).

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No other specific social equity impact or benefit can be determined at this time.



Jimmy Morales
Chief Operations Officer

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