

MEMORANDUM

Agenda Item No. 11(A)(15)

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

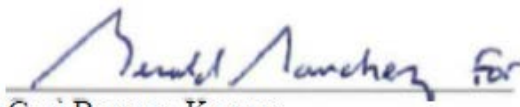
DATE: May 4, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to: (1) review and determine whether to file a zoning application to expand the North Central Urban Area District to the Golden Glades; (2) file an application to amend the Comprehensive Development Master Plan to allow for greater development of residential uses in areas designated Industrial and Office; and (3) prepare appropriate legislation to authorize residential uses within industrial zoning districts; and requiring a report

Resolution No. R-461-21

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


Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM

(Revised)

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

DATE: May 4, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(15)

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. 11(A)(15)
5-4-21

RESOLUTION NO. _____ R-461-21

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO: (1) REVIEW AND DETERMINE WHETHER TO FILE A ZONING APPLICATION TO EXPAND THE NORTH CENTRAL URBAN AREA DISTRICT TO THE GOLDEN GLADES; (2) FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ALLOW FOR GREATER DEVELOPMENT OF RESIDENTIAL USES IN AREAS DESIGNATED INDUSTRIAL AND OFFICE; AND (3) PREPARE APPROPRIATE LEGISLATION TO AUTHORIZE RESIDENTIAL USES WITHIN INDUSTRIAL ZONING DISTRICTS; AND REQUIRING A REPORT

WHEREAS, Objective LU-1 of the Land Use Element of the Comprehensive Development Master Plan (CDMP) states that "the configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas"; and

WHEREAS, CDMP Land Use Element Policy LU-1A states that "high intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility"; and

WHEREAS, CDMP Land Use Element Objective LU-7 states that "Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services"; and

WHEREAS, in Ordinance No. 11-65, which has been codified as article XXXIII(S) of the Code of Miami-Dade County (“Code”), this Board adopted the North Central Urban Area District (NCUAD), which currently runs along NW 7th Avenue between NW 79th Street and NW 119th Street, and along NW 27th Avenue between NW 62nd Street and NW 135th Street; and

WHEREAS, although NW 7th Avenue is not one of the designated Strategic Miami Area Rapid Transit (SMART) Corridors, it is a major commercial corridor that is designated as US 441 and connects to a significant Tri-Rail Station and County Park and Ride facility at the Golden Glades interchange of I-95; and

WHEREAS, as such, it is appropriate to consider ways of renovating and fully activating NW 7th Avenue, which includes considering whether it is appropriate to expand the NCUAD to include the areas along NW 7th Avenue from its current northern endpoint up to the Golden Glades area; and

WHEREAS, CDMP Housing Element Objective HO-6 and Policy HO-6A call for promoting the location of housing for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit, and necessary public services in existing urbanized areas; and

WHEREAS, the NCUAD regulations, like those of other urban center and urban area districts, require residential developments within certain sub-districts to provide 12.5 percent of their units as workforce housing units; and

WHEREAS, accordingly, expanding the NCUAD to fully activate this major commercial corridor would also provide more opportunities to develop workforce housing in an area where it is very needed and where it would be close to places of employment and mass transit; and

WHEREAS, industrial areas also provide significant and well-paying employment opportunities for County residents and can be developed in an way that is compatible with residential uses; and

WHEREAS, in furtherance of this Board's policies of providing a greater mix of uses within zoning districts and of providing County residents with greater opportunities to live near where they work, it is also appropriate to consider whether more residential development should be provided within areas designated Industrial and Office on the CDMP's Land Use Plan map; and

WHEREAS, some properties within industrial zoning districts may have a CDMP Land Use Plan map designation other than Industrial and Office and thus not be subject to existing limitations on residential development within that land use category; and

WHEREAS, in that event, it is also appropriate to consider legislation to amend the County's regulations for industrial zoning districts to authorize residential development under certain conditions to ensure compatibility between the uses; and

WHEREAS, the additional amount of residential development in these significant employment areas also creates additional opportunities for affordable and workforce housing,

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

Section 1. The foregoing recitals are approved and are incorporated herein by reference.

Section 2. This Board hereby directs the County Mayor or the County Mayor's designee to review and determine whether to file a zoning application to expand the North Central Urban Area District to the Golden Glades area and, if so determined, to expeditiously file the appropriate zoning application for this Board's consideration. In the event the County Mayor or

the County Mayor's designee determines that a zoning application cannot be filed, then this Board directs the County Mayor or the County Mayor's designee to submit a written report to this Board within 120 days of the effective date of this resolution. The report shall include information outlining the steps the County Mayor or the County Mayor's designee took to comply with this resolution and the reasons the application could not be filed. The completed report shall be placed on an agenda of this Board in accordance with Ordinance No. 14-65.

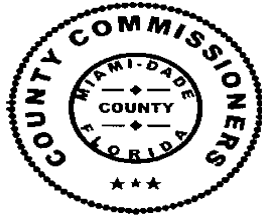
Section 3. This Board hereby directs the County Mayor or the County Mayor's designee to file an application pursuant to section 2-116.1 of the Code, in either a regular cycle or as an out-of-cycle amendment, to amend the CDMP to allow for greater development of residential uses in areas designated Industrial and Office on the Land Use Plan map.

Section 4. This Board hereby directs the County Mayor or the County Mayor's designee to prepare for this Board's consideration legislation that would authorize residential uses in industrial zoning districts where permitted pursuant to the CDMP and subject to conditions to ensure compatibility between the uses.

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

	Jose "Pepe" Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	aye	
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of May, 2021. 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

HARVEY RUVIN, CLERK

By: Melissa Adames
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "DK", is written over a horizontal line.

Dennis A. Kerbel