

MEMORANDUM

Agenda Item No. 11(A)(3)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 4, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to study potential legislative changes to the workforce housing ordinance, codified at article XIIA of chapter 33 and article IX of chapter 17 of the Code, including to the contribution payment in lieu of construction for single family residential neighborhoods and to methods for reviewing applications in single family neighborhoods and to place a report on the study on an agenda of this Board

Resolution No. R-510-24

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kevin Marino Cabrera and Co-Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 4, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

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)(3)
6-4-24

RESOLUTION NO. R-510-24

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO STUDY POTENTIAL LEGISLATIVE CHANGES TO THE WORKFORCE HOUSING ORDINANCE, CODIFIED AT ARTICLE XIA OF CHAPTER 33 AND ARTICLE IX OF CHAPTER 17 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, INCLUDING TO THE CONTRIBUTION PAYMENT IN LIEU OF CONSTRUCTION FOR SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS AND TO METHODS FOR REVIEWING APPLICATIONS IN SINGLE FAMILY NEIGHBORHOODS AND TO PLACE A REPORT ON THE STUDY ON AN AGENDA OF THIS BOARD

WHEREAS, in December 2016, this Board adopted Ordinance No. 16-138, which updated and expanded the County's voluntary Workforce Housing Development program, codified at article XIA of chapter 33 and article IX of chapter 17 of the Code of Miami-Dade County, Florida, and provided for a mix of densities and target income groups; and

WHEREAS, the intent of the County's Workforce Housing Development program is to create vibrant, mixed-income neighborhoods; and

WHEREAS, this Board desires to also balance the tranquility of single-family neighborhoods with the need for more workforce housing within the County; and

WHEREAS, Ordinance No. 16-138 exempted single-family, duplex, and triplex units from administrative site plan review; and

WHEREAS, Ordinance No. 16-38 included a formula for a contribution payment in lieu of construction for developments of 20 units or fewer, which includes single family, duplex and triplex neighborhoods; and

WHEREAS, on November 17, 2023, the administration adopted Implementing Order 3-60 implementing procedures for review and consideration of the voluntary workforce housing program; and

WHEREAS, IO-3-60 notes that administrative site plan review is encouraged but not required for single-family, duplex, and triplex units; and

WHEREAS, this Board desires more information from the administration regarding the utilization of the voluntary workforce housing program in single family neighborhoods in order to consider potential legislation amending such program,

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

Section 1. This Board directs the County Mayor or County's Mayor's designee to study potential legislative changes to Miami-Dade County's voluntary Workforce Housing Development program, codified at article XIIA of chapter 33 and article IX of chapter 17 of the Code of Miami-Dade County, Florida, and to Implementing Order 3-60. The study should consider the incentives provided to developers to encourage the development of workforce housing units and the impacts of such development on single family neighborhoods. The study should further analyze potential changes to the formula for contributions in lieu of construction. The study should also consider the potential for additional notice and appeals to and by residents within a specified range of developments within a single-family neighborhood. The study should consider additional factors for review of applications, including neighborhood compatibility, the aesthetic character of neighborhoods, and placement of additional parking. Finally, the study should consider other factors such as workforce housing unit development's effects on available units, affordability, and the integrity of single family neighborhoods.

Section 2. The County Mayor or County Mayor's designee shall provide the report to this Board within 60 days of the effective date of this resolution and place the completed report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Kevin Marino Cabrera and the Co-Sponsor is Senator René García. It was offered by Commissioner **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Juan Carlos Bermudez** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	absent	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of June, 2024. 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 FERNADEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse

MDC005