

MEMORANDUM

Agenda Item No. 5(A)

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

DATE: (Public Hearing: 2-4-25)
November 6, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to the Rapid
Transit Development Zone;
amending section 33C-11 of the
Code of Miami-Dade County,
Florida; reducing the parking
requirements for residential units
within the government center
subzone

Ordinance No. 25-7

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



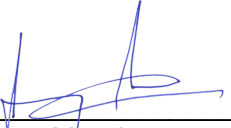
Date: February 4, 2025

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

From: Daniella Levine Cava 
Mayor

Subject: Fiscal Impact Statement for Ordinance Relating to Transit-Oriented Residential Development
by Offering Parking Reductions within Government Center Subzone

The implementation of this Ordinance will not have a fiscal impact to Miami-Dade County. The reduction of parking requirements within the Government Center Subzone facilitates from one space per residential unit to zero will incentivize the development of affordable and workforce housing within the area. The Government Center Subzone is served by major transit modalities such as Metrorail, Metromover, Tri-Rail, Brightline, and Bus Rapid Transit.



Jimmy Morales
Chief Operating Officer

Date: February 4, 2025

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

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement for Ordinance Relating to Zoning - Amending Regulations to Reduce Parking Requirements for Residential Units within the Government Center Subzone

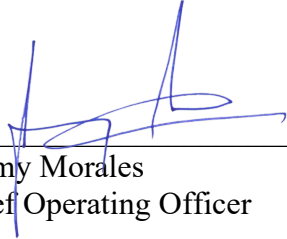
The proposed ordinance amends Section 33C-11 of the Code of Miami-Dade County (Code) to provide reduction of parking requirements for residential units within the Government Center Subzone of the Rapid Transit Zone (RTZ).

This amendment to Section 33C-11 represents a progressive step towards sustainable urban development by reducing parking requirements within the Government Center Subzone. The County prioritizes transit-oriented growth, affordability, and environmental stewardship. This policy aligns with broader trends in urban planning that advocate for reduced car dependency and increased utilization of public transit systems. This Code amendment supports the County's broader objectives of encouraging transit-oriented development, increasing pedestrian activity, and facilitating the construction of affordable and workforce housing.

Minimum parking requirements reduction is currently allowed in the County's urban centers and other zoning districts that provide for mixed-use or transit-oriented development. The Standard Urban Center District for instance, is designed to promote walkability, transit-oriented development and efficient land use. Within this district, parking reductions are a key feature, especially for developments near transit hubs or within mixed-use areas, as they align with the county's goal of reducing automobile dependency. Similarly, the Brickell Station Subzone of the RTZ, allows for significant parking reductions due to its proximity to the Brickell Metrorail Station and Metromover. In this subzone, developments benefit from reduced minimum parking requirements to prioritize transit use, pedestrian access, and higher-density urban living.

The adoption of this ordinance will further the implementation of Comprehensive Development Master Plan Policy LU-7B: *It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle, and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.*

And LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.



Jimmy Morales
Chief Operating Officer



MEMORANDUM (Revised)

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

DATE: February 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(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 ____, majority plus one ____, 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) ____, 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. 5(A)
2-4-25

ORDINANCE NO. 25-7

ORDINANCE RELATING TO THE RAPID TRANSIT DEVELOPMENT ZONE; AMENDING SECTION 33C-11 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REDUCING THE PARKING REQUIREMENTS FOR RESIDENTIAL UNITS WITHIN THE GOVERNMENT CENTER SUBZONE; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance No. 18-81, Miami-Dade County created the Government Center Subzone of the Rapid Transit Zone to establish a regulatory framework for County-owned properties within the subzone's boundaries; and

WHEREAS, all properties within the Government Center Subzone are County-owned or County-developed properties; and

WHEREAS, several major transit modalities converge at Government Center, including Metrorail, Metromover, Tri-Rail, Brightline, and Bus Rapid Transit; and

WHEREAS, the County desires to encourage pedestrianism and the increased use of transit around Government Center, as well as facilitate affordable and workforce housing developments within the subzone; and

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

WHEREAS, the Brickell Station Subzone of the Rapid Transit Zone currently provides for no minimum parking requirements for residential units; and

WHEREAS, this Board wishes to further incentivize the development of transit-oriented residential development by offering parking reductions for residential developments within the Government Center Subzone,

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

Section 1. Section 33C-11 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33C-11. - Government Center Subzone.

* * *

(D) *Development regulations.* The following development regulations shall apply to all development within the sub-zone.

(1) *Parking:* The table below indicates minimum parking for reach type of use.

Use	Minimum Parking Requirements
*	* *
Residential	[[1]]>>0<< space>>5<< per unit
*	* *

* * *

Section 2. 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.

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.

Section 3. 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.

Section 4. 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.

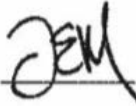
PASSED AND ADOPTED:

February 4, 2025

Approved by County Attorney as
to form and legal sufficiency:

Handwritten signature in blue ink, appearing to read 'GBK'.

Prepared by:

Handwritten signature in black ink, appearing to read 'JEM'.

Lauren E. Morse
Cristina M. Rabionet

Prime Sponsor: Commissioner Eileen Higgins