



## **Miami Dade County Senior Campus**

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# Challenges

## Legacy Low Density Zoning



Prevalent zoning patterns



# Challenges

## High Land Costs

### Rental Trends Downtown Miami

2012 – \$2,255

2013 – \$2,371

2014 – \$2,481

2015 – \$2,582

2016 – \$2,590

Average cost  
for 2 BR Units



Biscayne Blvd & NE 58 St  
• Sold \$19.5M (2017)



300 Biscayne Blvd Way  
• \$125M (2014)



NW 2 Ave & NW 23 St  
• Sold \$8.5M (2015)





# Successes Attainable Housing Policies

## IMPLEMENTED

- Inclusionary Zoning
- Ancillary Dwelling Units
- Density Bonuses (Attainable Housing and Historic Properties)
- Micro Units (TOD linked)
- Reduced Parking Requirements
- Community Density Trust
- Preservation of Naturally Occurring Affordable Housing





# Successes Attainable Housing Policies

## IN PROGRESS

- Linkage Fees
- Seasonal Occupancy Assessment
- Short Term Rental Regulation













