The following information is provided by

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PROPOSED AMENDMENTS TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)[1]

LAND USE ELEMENT

Proposed Policy LU-3K

No zoning action or CDMP amendment shall be approved that would expand the Urban Development Boundary to include land west of SW 177th Avenue (Krome Avenue) and north of SW 272nd Street until the Board of County Commissioners has, by the affirmative vote of at least nine (9) members of the total membership, made an explicit finding that: (i) no suitable land within the existing UDB remains available for the land uses proposed; (ii) the County's adopted Level of Service standards for transportation, potable water, sanitary sewer, drainage, and solid waste can be met within the proposed expansion area without degradation of service to existing developed areas; and (iii) a comprehensive environmental sensitivity assessment for the land west of SW 177th Avenue and north of SW 272nd Street has been completed and made available for public review, evaluating the cumulative impacts of UDB expansion on the Biscayne Aquifer recharge areas, wetland systems, and the South Florida Water Management District's water conservation areas. Any modification to this policy shall require the same vote threshold.

Amended Policy LU-8F:

The Urban Development Boundary (UDB) ~~should~~must contain developable land having capacity to sustain projected ~~countywide~~ residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of residential and non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for single family (townhomes and detached) uses, for multifamily residential uses, and for neighborhood- and community-oriented business and office uses, shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof as determined by the annual Land Supply/Demand analysis prepared by the Research and Economic Analysis Section of the Department of Regulatory and Economic Resources as of January 1, 2024. In order to ensure a variety of housing types and encourage housing affordability, the supply of single family land (including both detached and attached single-family uses) shall constitute at least 35% of the residential land supply. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Proposed Policy LU-8K

Miami-Dade County recognizes the need to provide sufficient land capacity to accommodate a variety of housing types for residents of all income levels, as set forth in Objective HO-2 of the Housing element. The County has recognized that the lack of availability of developable land has had, and will continue to have, a significant impact on housing affordability for County residents. The coincidence of the following conditions shall constitute a "critical housing supply deficiency" within Miami-Dade County:

a) The available supply of single family residential land, as calculated in the annual Land Supply/Demand analysis prepared by the Research and Economic Analysis Section of the Department of Regulatory and Economic Resources pursuant to Policy LU-8F, is calculated to be depleted within the span of ten years; and

b) For a period of at least three consecutive years, the number of single-family dwelling units permitted by Miami-Dade County represents less than twenty percent (20%) of the total number of dwelling units permitted by Miami-Dade County.

During an active critical housing supply deficiency, applications requesting expansion of the UDB which include single family residential development shall comply with Policy LU-8F but shall not be subject to the criteria outlined in Policy LU-8H and shall instead be subject to the following criteria:

a) Contain a minimum of 5 acres unless the Board of County Commissioners determines a lesser acreage is appropriate; and

b) Provide a mix of housing types at a minimum density of 10 du/acre; and

c) Provide a minimum FAR of 0.25 for applications that include non-residential development, excluding public uses, public utilities, public institutions, and public facilities, except when such non-residential uses are provided to support residential uses located on the same site; and

d) Where multiple project phases are proposed, include a phasing schedule that demonstrates that the minimum density and FAR outlined in subsections (b) and (c) will be accomplished in the first phase of development in a recordable instrument in favor of the County; and

e) Demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County; and

f) Provide for the non-residential needs of the future residents including but not limited to shopping, schools, parks, and necessary public uses or demonstrate that such uses are available within an acceptable distance of the subject property; and

g) Demonstrate that the proposed development will utilize sound urban design principles contained in the County's Urban Design Manual or other document approved by action of the Board of County Commissioners and will provide for compatibility and connectivity with adjacent urban land uses; and

h) Incorporate bicycle and pedestrian accessibility throughout the development where appropriate; and

i) Provide adequate buffering to adjacent agricultural land; and

j) Provide a minimum of 15% of the gross area as open space; and

k) Protect environmentally-sensitive areas to the maximum extent feasible including consideration of impacts to threatened and endangered species; and

l) Demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County; and

m) At least 12.5% of the proposed residential units must be priced affordably for individuals earning up to 140% of the Area Median Income; and

n) Include commitments to ensure that the proposed development will not cause a roadway to exceed its adopted level of service standard or further erode the level of service on a failing roadway.

Chapter 33, Code of Miami-Dade County, shall be amended to the extent necessary to implement the provisions of this Policy LU-8K.

Proposed Objective LU-14

Miami-Dade County shall take specific measures to promote infill single family residential development in order to encourage housing variety and affordability.

Proposed Policy LU-14A

Parcels designated for residential use located within 500 feet of a section or half-section line road shall be eligible for residential development or redevelopment at one density category higher than the density indicated by the underlying color code on the LUP when a development integrates components of urban design principles as incorporated in the Urban Design Manual. By January 1, 2028, Miami-Dade County shall adopt amendments to its zoning regulations permitting development consistent with this Policy in all residential zoning districts without the need for a change in zoning. The zoning amendments shall

further provide for direct jurisdiction of the Board of County Commissioners for any public zoning hearings necessary for development consistent with this Policy.

Proposed Policy LU-14B

By January 1, 2028, Miami-Dade County shall adopt amendments to its zoning regulations permitting by right the development of single family residential units at the maximum density permitted pursuant to a parcel's future land use designation in cases in which the parcel's zoning designation permits a lower density range. These amendments shall include the necessary changes to the relevant dimensional requirements of the underlying zoning districts to allow for the accommodation of the additional density. The zoning amendments shall further provide for direct jurisdiction of the Board of County Commissioners for any public zoning hearings necessary for development consistent with this Policy.

Proposed Policy LU-14C

By January 1, 2028, Miami-Dade County shall adopt amendments to its zoning regulations permitting by right lot splitting of parcels with residential zoning and future land use designations to the extent necessary to effectuate the provisions of Policies LU-14A and LU-14B. The zoning amendments shall further provide for direct jurisdiction of the Board of County Commissioners for any public zoning hearings necessary for development consistent with this Policy.

Proposed Policy LU-14D

By January 1, 2028, Miami-Dade County shall adopt amendments to its zoning regulations to permit accessory dwelling units as a by-right residential use on parcels designated for residential use and located inside the Urban Development Boundary that are developed, or proposed to be developed, with a principal single-family residence. Such regulations shall authorize one accessory dwelling unit per lot, whether detached, attached, or created through conversion of existing habitable area or accessory structures. Accessory dwelling units permitted in accordance with this Policy shall not be counted toward the maximum residential density otherwise permitted by the parcel's future land use designation. The zoning amendments shall provide that accessory dwelling units approved pursuant to this Policy shall not require a change in zoning, special exception, unusual use, public hearing, or amendment to the Land Use Plan map. The zoning amendments shall further provide for direct jurisdiction of the Board of County Commissioners for any public zoning hearings necessary for development consistent with this Policy.

Proposed Policy LU-14E

By January 1, 2028, Miami-Dade County shall adopt amendments to its land development regulations to implement the Density Bonus Programs for Affordable/Workforce Housing as set forth in the Interpretation of the Land Use Plan Map: Policy of this Land Use Element. The density bonus program shall authorize increases of up to sixty percent (60%) above the maximum residential density otherwise permissible under the applicable zoning district for qualifying projects, as set forth in the text of the "Density Bonus Programs for Affordable/Workforce Housing" section of this Land Use Element. The density bonuses authorized by this Policy shall not be combined with any other density bonus or density increase authorized under the CDMP or the County's land development regulations unless expressly permitted by separate Board of County Commissioners action. The County's land development regulations implementing this Policy shall establish application procedures, review criteria, monitoring requirements, and enforcement mechanisms to ensure compliance with the provisions contemplated by this Policy.

Proposed Objective LU-15

Miami-Dade County adopts the findings of the October 2023 Miami-Dade County Housing Needs Assessment as prepared by the University of Florida Shimberg Center for Housing Studies (the "Housing Needs Assessment"). Miami-Dade County shall implement the Goals, Objectives and Policies of this Land Use Element in order to address the shortage of affordable housing units projected in the Housing Needs Assessment.

Proposed Policy LU-15A

Miami-Dade County projects that by the year 2030 there will exist a 115,684-unit shortage of affordable rental units available to extremely low- to low-income households. By July 1, 2029, Miami-Dade County shall implement the provisions of Objectives LU-8 and LU-14 to the extent necessary to satisfy projected 2030 demand by extremely low- to low-income households for affordable rental units.

Proposed Policy LU-15B

Miami-Dade County projects that by the year 2030 there will exist a 33,478-unit shortage of affordable owner-occupied housing units available to low- to moderate-income households. By July 1, 2029, Miami-Dade County shall implement the provisions of Objectives LU-8 and LU-14 to the extent necessary to satisfy projected 2030 demand by low-to moderate-income households for affordable owner-occupied housing units.

HOUSING ELEMENT

Proposed Policy HO-3J

Miami-Dade County shall encourage the private sector to take advantage of the provisions of Objectives LU-8 and LU-14 in order to provide additional residential land supply to accommodate affordable housing, including workforce housing.