



CITY OF SOUTH MIAMI
OFFICE OF THE CITY MANAGER
MEMORANDUM

To: The Honorable Mayor and City Commissioners

From: Steven Alexander, City Manager

CC Dwayne Williams, Planning Director

Date: September 15, 2015

Agenda Item No.:

13

SUBJECT:

An Ordinance amending the City of South Miami Land Development Code, Article IV, "Other Regulations," Section 20-4.4, "Off-street parking requirements," Subsection (B), "Space Requirements," to create new subsection (B)(17), to establish a revised parking requirement for affordable or workforce housing.

BACKGROUND:

The City desires to foster development that benefits its residents and construction of affordable and workforce housing is an established goal in the City's Comprehensive Plan. In order to implement affordable housing projects such as the Madison Square project, it is necessary to provide for a sufficient level of development in order to qualify for funding opportunities. The increase of residential development intensities in targeted zoning districts to provide for the development of sustainable affordable and workforce housing is an appropriate means to implement these strategies and has been made necessary by the State of Florida's policies to encourage more provision of affordable housing opportunities by raising the minimum level of units to be able to qualify for tax credits which in most cases are essential to the funding of such developments.

The City's Comprehensive Plan, Housing Element, Housing Policy 1.5.2, was established to encourage affordable housing within the City, and encouraged the granting of a density increase, which is compatible with surrounding development and site characteristics. To this end, and by separate action the City Commission will consider increasing the bonus for affordable, low affordable, and workforce housing to 30%.

Since it is necessary to provide adequate parking and not to require an excessive amount of parking spaces to be developed which thereby reduces the amount of developable land exists for the creation of actual affordable living quarters, the parking ratio needs to be altered. The Madison Square site and all similar sites that exist within half a mile of the South Miami Metro Rail park and ride station should not be expected to require as many parking opportunities as those farther away from such mass transit opportunities. The City's express goal of increasing affordable housing and facilitating the development of such housing must be guided by the limited space and opportunity for such development and the creation of excessive parking spaces is counter-productive given the realities of car ownership levels in such communities as

well as the easy access to mass transit.

ANALYSIS:

Affordable and workforce housing typically do not require the same amount of parking as other forms of housing, excess parking unnecessarily raises the cost of such housing for its residents, and excess parking is not needed particularly where such housing is located within the proximity of mass transit facilities. The parking strategy within this Ordinance provides for a new subsection for Off-street Parking Requirements Section 20-4.4 (B)(17), which is essential to the approval of the Madison Square project and will serve to enable other similar affordable housing projects in the future.

The proposed amendment to Section 20-4.4 (B)(17) provides one space per unit for projects with at least 10% affordable or workforce housing units, (as defined by the Miami-Dade County, Public Housing and Community Development Department), when located within ½ mile of the Metrorail station, as an essential component of the Madison Square project and an incentive to promote affordable and workforce housing in other projects. Also, an additional visitor space for every ten (10) units not qualifying as affordable or workforce housing is required.

STAFF RECOMMENDATION:

This amendment to the City of South Miami's Land Development Code will revise the amount of required parking for affordable and workforce housing which is intended to encourage the development of workforce and affordable housing. Staff recommends approval on first reading and subsequent referral to the September 29, 2015 Special Planning Board meeting for review and recommendation in advance of second reading by the City Commission on October 14.

ATTACHMENTS:

- Ordinance amending the City of South Miami Land Development Code, Article III, Section 20-3.3, "Permitted Use Schedule,".

An Ordinance amending the City of South Miami Land Development Code, Article IV, "Other Regulations," Section 20-4.4, "Off-street parking requirements," Subsection (B), "Space Requirements," to create new subsection (B)(17), to establish a revised parking requirement for projects containing affordable or workforce housing units, meeting specified criteria and located within a certain distance from Metrorail Transit Station.

WHEREAS, the City desires to foster development that benefits its residents; and

WHEREAS, construction of excess parking spaces wastes land, increases housing costs, increases rents for businesses and residents, contributes to localized global warming influences by creating heat islands, and prevents highest and best use of land within the City; and

WHEREAS, the City's parking requirements may be excessive in particular instances; and

WHEREAS, the City has determined that reducing the amount of required parking for affordable and workforce housing will promote the creation of such projects; and

WHEREAS, affordable and workforce housing typically do not require the same amount of parking as other forms of housing, excess parking unnecessarily raises the cost of such housing for its residents, and excess parking is not needed particularly where such housing is located within the proximity of mass transit facilities; and

WHEREAS, the City Commission desires to promote the development of affordable and workforce housing through a multi-targeted strategy, including reducing the cost of such housing, and desires to adopt this amendment a part of such strategy.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA:

Section 1. South Miami Land Development Code Article IV, "Other Regulations," Section 20-4.4, "Off-street parking requirements," Subsection (B), "Space Requirements," is hereby amended to create new subsection (B)(17), and shall read as follows:

20-4.4 - Off-street parking requirements.

(A) *Applicability.* All structures and uses which are erected, established or enlarged within the City shall provide adequate off-street parking spaces and control mechanisms for on-site vehicular and pedestrian traffic in order to insure the safety and convenience of the public pursuant to the requirements of this section.

1 (1) On-street parking spaces not currently assigned or credited to other
2 properties adjacent to a lot may count toward the parking requirements for a building set
3 forth below in subsection (B) for that lot, provided that the property owner complies with
4 subsection 20-4.4 (A)(3); a partial space longer than eleven (11) feet shall count as a full
5 space.

6 (2) Unimproved rights-of-way adjacent to business property in commercial
7 zoning districts may be improved by the abutting property owner for credit as on-street
8 parking spaces by written agreement approved by the application to the City Manager
9 provided that the property owner complies with subsection 20-4.4(A)(3). The City
10 Manager upon the advice of the Parking Board, will determine if the installation of
11 parking meters is warranted and appropriate for the area.

12 (3) An annual fee of one thousand dollars (\$1,000.00), per space, which shall
13 increase five (5) percent annually, shall be paid into the Parking Fund for all on-street
14 parking spaces which are credited or counted toward required parking for new structures,
15 or a change in use that increases the minimum number of off-street spaces required after
16 the date of January 2, 2008.

17 (Ord. No. 31-08-1966, § 1, 8-27-08)

18 (B) *Space Requirements.* The minimum number of off-street parking spaces
19 required for each permitted or special use shall be as set forth below and referenced in
20 Section 20-3.3D. Where fractional spaces result, the number of spaces required shall be
21 the next highest whole number.

22 (1) Two (2) spaces per dwelling unit.

23 (2) Two (2) spaces per dwelling unit, provided that at least one (1) space per
24 unit shall be enclosed.

25 (3) One and one-half (1.5) spaces per efficiency or studio unit and two (2)
26 spaces per unit with one (1) or more bedrooms, plus an additional visitor space for every
27 ten (10) units.

28 (4) One (1) space per guest room, plus two (2) spaces for the reception office.

29 (5) One and three-quarters (1.75) spaces per bed.

30 (6) One (1) space per three (3) seating spaces in the main assembly room.

31 (7) One (1) space per one hundred (100) square feet of gross floor area.

32 (8) One (1) space per one hundred fifty (150) square feet of gross floor area.

33 (9) One (1) space per two hundred (200) square feet of gross floor area.

34 (10) One (1) space per two hundred fifty (250) square feet of gross floor area.

35 (11) One (1) space per three hundred (300) square feet of gross floor area.

36 (12) One (1) space per four hundred (400) square feet of gross floor area.

37 (13) One (1) space per five hundred (500) square feet of gross floor area.

38 (14) One (1) space per one thousand (1,000) square feet of gross floor area.

39 (15) One (1) space per four (4) seats or seating places.

40 (16) Five (5) spaces per alley or five hundred (500) square feet of rink area.

41 (17) One (1) space per unit for projects with at least 25% affordable or
42 workforce housing units, as defined by the Miami-Dade County, Public Housing and
43 Community Development Department, when located within ½ mile of the Metrorail
44 station, applicable to all units within the entire project as an incentive to promote
45 affordable and workforce housing. In addition, an additional visitor space for every ten
46 (10) units not qualifying as affordable or workforce housing is also required.

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Section 2. Codification. The provisions of this ordinance shall become and be made part of the Land Development Code of the City of South Miami as amended.

Section 3. Severability. If any section, clause, sentence, or phrase of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, this holding shall not affect the validity of the remaining portions of this ordinance or the Guidelines adopted hereunder.

Section 4. Ordinances in Conflict. All ordinances or parts of ordinances and all sections and parts of sections of ordinances in direct conflict herewith are hereby repealed.

Section 5. Effective Date. This ordinance shall become effective upon enactment.

PASSED AND ENACTED this ____ day of _____, 20__.

ATTEST:

APPROVED:

CITY CLERK
1st Reading
2nd Reading

MAYOR

READ AND APPROVED AS TO FORM:
LANGUAGE, LEGALITY AND
EXECUTION THEREOF

COMMISSION VOTE:
Mayor Stoddard:
Vice Mayor Harris:
Commissioner Liebman:
Commissioner Edmond:
Commissioner Welsh:

CITY ATTORNEY

EDUCATION

Student's social awareness earns her internship

• LEADER, FROM 85E

stories that you share can influence that blank slate that you have just as much," she said. "Fabula' means stories in Latin, and 'rasa' [came] from John Locke."

Salma's engagement in her community, her school and her academic achievements earned her an eight-week internship through the Bank of America Student Leaders Program.

During the summer, she interned for the Boys & Girls Club of Miami-Dade, where she spoke to and spent time with children of all ages, encouraging them to play sports, read books

and stay active during the school break.

Salma also received a fully financed trip to Washington, D.C., on behalf of the Bank of America Student Leaders Program, where she and four fellow interns met and spoke to some legislators and had discussions on what they thought were some primary issues that face the country.

"We know that we are investing in our community's future and our future leaders [and] their understanding of the issues in our country and our community, as well as foster the passion to become a part of the solution and try to look for ways

to mitigate those issues," said Maria Alonso, 52, who has been part of the Bank of America student program since it began in 2006.

The program receives applications from about 100 high-performing juniors and seniors every year.

Being engaged in community activities, clubs and associations in school, as well as good leadership skills and good report cards, are among the things taken into account when selecting the five students.

"The quality of students that we see coming through the program year after year just keeps getting better and better," Alonso said.



CITY OF SOUTH MIAMI
COURTESY NOTICE

NOTICE IS HEREBY given that the City Commission of the City of South Miami, Florida will conduct Public Hearings(s) at its regular City Commission meeting scheduled for ~~Tuesday, September 15, 2015~~ beginning at 8:00 p.m., in the City Commission Chambers, 6130 Sunset Drive, to consider the following item(s):

An Ordinance vacating and abandoning 1,762.99 square feet of the unimproved right-of-way portion of SW 44th Street and SW 64th Avenue, Roll No. 09-4024-030-1170, and to quit claim the City's interest in the abutting property owners.

An Ordinance Adopting The City of South Miami 2015 Text Amendments to the Comprehensive Plan Future Land Use And Housing Elements, And Authorizing Transmittal To The Florida Department Of Economic Opportunity And Review Agencies.

An Ordinance amending the City of South Miami Land Development Code, Article III, Section 20-3.3, "Permitted Use Schedule," and other applicable provisions, to increase densities in the Low Density Multi-Family Residential District RM-15 and Spacially Retail SR zoning districts, and to provide for bonuses for projects containing prescribed percentages of affordable or workforce housing, and amending Section 20-3.4, Special Use Conditions, to add a new subsection (24) prescribing conditions for the implementation of the bonus for projects containing affordable and workforce housing, and to correct a scrivener's error in Section 20-3.8 referring to the Permitted Use Schedule.

An Ordinance amending the City of South Miami Land Development Code, Article IV, "Other Regulations," Section 20-4.4, "Off-street parking requirements," Subsection (B), "Space Requirements," to create new subsection (B)(17), to establish a revised parking requirement for projects containing affordable or workforce housing units meeting specified criteria and located within a certain distance from the Metrorail Transit Station.

An Ordinance Adopting a Small Scale Amendment to the Future Land Use Map of the Comprehensive Plan, amending the designation of the Marshall Williamson property located at approximately SW 51st Court and SW 64th Terrace, from Single Family Residential - Two Story to Multifamily Residential - Four Story.

An Ordinance amending the Official Zoning Map as provided in the City of South Miami Land Development Code, Article III, "Zoning Regulations," Section 20-3.1(C), and other applicable provisions, amending the designation of the Marshall Williamson property located at approximately SW 51st Court and SW 64th Terrace, from Small Lot Single-Family Residential District RS-1 to Low Density Multi-Family Residential District RM-18.

An Ordinance Adopting a Small Scale Amendment to the Future Land Use Map of the Comprehensive Plan, amending the designation of the Sylvia Martin Building and a parking lot on the City Hall property located at 6130 Sunset Drive from Parks and Open Space to Transit Oriented Development District (TODD).

An Ordinance Adopting an Amendment to the Future Land Use Map of the Comprehensive Plan, amending the area including the Underline linear park located under the Metrorail to designate it as Parks and Open Space, and Authorizing Transmittal to The Florida Department of Economic Opportunity and Review Agencies.

ALL interested parties are invited to attend and will be heard.

For further information, please contact the City Clerk's Office at: 305-663-6340.

Maria M. Mendez, CMC
City Clerk

Pursuant to Florida Statutes 286.0105, the City hereby advises the public that if a person decides to appeal any decision made by this Board, Agency or Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Everything
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CONCERT DATES
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SCREEN ALL CONCERTS START AT 8:30 PM..... & ARE FREE

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8 THRU 12 LADY GAGA
15 THRU 19 BRITANY SPEARS
22 THRU 26 GEORGE MICHAEL
29 THRU OCT 3 MICHAEL JACKSON
OCTOBER 6 THRU 10 ANDREA BOCELLI
13 THRU 17 SHAKIRA
20 THRU 24 RIHANNA
27 THRU 31 EAGLES
NOVEMBER 3 THRU 7ALICIA KEYS
10 THRU 14 MADONNA
17 THRU 21 AMERICA
24 THRU 2825TH ANNIVERSARY

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MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared
O.V. FERBEYRE, who on oath says that he or she is the
VICE PRESIDENT, Legal Notices of the Miami Daily Business
Review (f/k/a Miami Review, a daily (except Saturday, Sunday
and Legal Holidays) newspaper, published at Miami in Miami-Dade
County, Florida; that the attached copy of advertisement,
being a Legal Advertisement of Notice in the matter of

CITY OF SOUTH MIAMI
PUBLIC HEARING - SEPTEMBER 15, 2015

in the XXXX Court,
was published in said newspaper in the issues of

09/04/2015

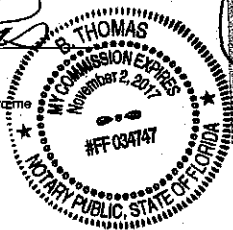
Affiant further says that the said Miami Daily Business
Review is a newspaper published at Miami in said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Miami-Dade County,
Florida, each day (except Saturday, Sunday and Legal Holidays)
and has been entered as second class mail matter at the post
office in Miami in said Miami-Dade County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that he or
she has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose
of securing the advertisement for publication in the said
newspaper

Sworn to and subscribed before me this

04 day of SEPTEMBER, A.D. 2015

(SEAL)

O.V. FERBEYRE personally known to me



**CITY OF SOUTH MIAMI
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Commission of the City of South Miami, Florida will hold a public hearing at the Regular City Commission meeting, scheduled for **Tuesday, September 15, 2015**, beginning at 4:00 p.m. in the City Commission Chamber, 12000 Sunset Drive to consider the following item(s):

An Ordinance amending the Zoning Map and Ordinance 172-50 square feet of the City of South Miami, Florida, from 172-34 West Street and SW 120th Street, No. 172-42, 172-50, 172-52, and 172-54, and including the City's interest in the quoted property owners.

An Ordinance Adopting a Small-Scale Amendment to the Future Land Use Map of the Comprehensive Plan, amending the designations of the Small-Martin Building and a parking lot of the City Hall property located at 1800 Suncoast Drive from Plans and Code Space with a Planned Development District (PDD).

An Ordinance Adopting an Amendment to the City's Land Use Map of the Comprehensive Plan, amending the area including the Ordinance 172-50 located upon the Metropolitan Boulevard at 1800 Suncoast Drive from Plans and Code Space with a Planned Development District (PDD).

All interested parties are invited to attend and will be heard.

For further information, please contact the City Clerk's Office at 305-266-1440.

Mara M. Montano, CLC
City Clerk

Pursuant to Florida Statutes 286.016, the City hereby advises the public that the person desires to appeal any decision made by the Board of Adjustment Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence taken which the appeal is to be based on.

An Ordinance amending the Official Zoning Map and Ordinance 172-50 square feet of the City of South Miami, Florida, from 172-34 West Street and SW 120th Street, No. 172-42, 172-50, 172-52, and 172-54, and including the City's interest in the quoted property owners.

An Ordinance Adopting a Small-Scale Amendment to the Future Land Use Map of the Comprehensive Plan, amending the designations of the Small-Martin Building and a parking lot of the City Hall property located at 1800 Suncoast Drive from Plans and Code Space with a Planned Development District (PDD).

An Ordinance Adopting an Amendment to the City's Land Use Map of the Comprehensive Plan, amending the area including the Ordinance 172-50 located upon the Metropolitan Boulevard at 1800 Suncoast Drive from Plans and Code Space with a Planned Development District (PDD).

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