

(Note: A full recording of this EAR Task Force meeting can be requested by contacting the Miami-Dade County Department of Regulatory and Economic Resources, Planning Division)

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The meeting commenced at 12:12 pm. Ms. Kim Brown started with opening remarks and introducing County staff. The following County elected official and County staff were present:

- Mayor Daniella Levine Cava
- Roy Coley, Chief Utilities and Regulatory Services Officer
- Abbie Raurell, Assistant County Attorney
- Nathan Kogon, Director, Housing and Community Development
- Lourdes Gomez, Director, Regulatory and Economic Resources (RER)
- Jerry Bell, Assistant Director of Planning (RER)
- Kimberly Brown, Chief, Long Range and Neighborhood Planning (RER)
- Garrett Rowe, Chief, Metropolitan Planning (RER)
- Alex Dambach, Planning Development Manager (RER)
- Charles LaPradd, Agricultural Manager (RER)
- Robert Hesler, Planning and Research Section Supervisor (RER)
- Maria Elena Cedeno, Chief, Administrative Review Section (RER)

Other agencies represented:

- Isabel Cosio Carballo, South Florida Regional Planning Council

ROLL CALL

The following Task Force members were in attendance:

- Task Force Member Paul Owens (1000 Friends of Florida)
- Task Force Member Steven Leidner (Sierra Club)
- Task Force Member Lucia Soria (Agricultural Practices Advisory Board)
- Task Force Member Kerri Barsh (Miami-Dade Limestone Products Association)
- Task Force Member Jeffrey Bercow (Builders Association of South Florida)
- Task Force Member Tom Roth (Urban Land Institute - Southeast Florida/Caribbean)
- Task Force Member Curtis Osceola (Miccosukee Tribe of Florida)
- Task Force Member Annie Lord (Miami Homes for All)
- Task Force Member Ilona Vega (Miami-Dade Beacon Council)
- Task Force Member Elizabeth Fata Carpenter (Everglades Law Center)
- Task Force Member Christianah Oyenuga (The Nature Conservancy)
- Task Force Member Danielle Blake (Miami Association of Realtors)
- Task Force Member Aaron DeMayo (American Institute of Architects - Local Chapter)
- Task Force Member David Rutledge (Laborers' International Union of North America - Local Chapter)
- Task Force Member Norie del Valle (United Way Miami)

- Task Force Member Martin Motes (Redland Citizens Association)
- Task Force Member Richard Grosso (Friends of the Everglades)
- Task Force Member Craig Grossenbacher (Miami Waterkeeper)

The following Task Force members were absent:

- Task Force Member G. Eric Knowles (Miami-Dade Chamber of Commerce)
- Task Force Member Jeffrey Mitchell (South Florida AFL-CIO)
- Task Force Member Pedro Portela (Latin Builders Association)
- Task Force Member Sam Accursio (Dade County Farm Bureau)
- Task Force Member William Delgado (Latin American Business Association)
- Task Force Member Lisa Greer (South Dade Chamber of Commerce)

MAYOR'S WELCOME

Mayor Levine Cava began by expressing gratitude to all who came to Task Force Meeting #2. The topic at hand for November 21, focused on development and land use—really focused on the heart of the issues at hand for the EAR. These issues are critical for the future. There are many options about how the County grows; it is important to keep in mind the related economic issues that are involved, as well as the economic results of those choices.

It is important to evaluate trade-offs, such as when we consider the pressure to redevelop agricultural land to meet the demand for residential land use. Studies show that the loss of 5,000 acres of agricultural land would be problematic. We need policies that meet the moment. We have a duty to safeguard natural systems: one-third of all Floridians rely on Miami-Dade County's water. At the same time, 2,100 acres of land are under review in applications to amend the Comprehensive Development Master Plan (CDMP) to move the Urban Development Boundary (UDB). Overall, we need more affordable housing as average new home prices remain continuously high at above \$600,000 while the average wage is correspondingly low at \$86,000. Long term success requires collaboration across all sectors. The result will be informed decisions on growth based on the totality of the information that the Task Force provides during this input process.

OPPORTUNITY FOR THE PUBLIC TO BE HEARD

Ms. Brown opened the reasonable opportunity for the public to be heard.

Ms. Valeria Donets (4600 SW 62 avenue, Miami, FL) of the Hold the Line Coalition spoke. She stated that the UDB is an important planning tool for maintaining planning objectives,

particularly the agricultural sector, drinking water, and environmental land, including the Everglades and Biscayne Bay. She expressed concern about the cost of living in Miami which has resulted from a historical imbalance of housing types and local dependence on cars, noting that over 80 percent of land uses are dedicated to single-family housing. We must focus on missing middle housing. This should be considered before drastically altering land use policy. She noted that we should not focus on a specific housing type but instead focus on the most cost-burdened population and missing middle segments of the population. She noted that the effects of Live Local and rapid transit zone policies on affordability and supply are not yet known. She recommended looking at multiple factors when assessing land use applications, including the housing/transportation cost burden, and balance all policies of the CDMP. She also noted opposition to state preemption of local comprehensive planning efforts.

Ms. Brown entered an email from a member of the public, Edward Swakon of EAS Engineering (55 Almeria Avenue, Coral Gables) into the record. The email relates to online access to the meetings.

The reasonable opportunity for the public to be heard was then closed.

MAYORAL CONSIDERATION OF CONFLICT WAIVER

Ms. Brown opened the public hearing on the mayoral consideration of conflict waivers. No members of the public came forward to speak, the public hearing was closed.

Mayor Levine Cava indicated that individuals serving on the EAR Task Force, may be subject to certain provisions of the State Ethics Laws in Chapter 112 of the Florida Statutes. In creating the task force, she sought the involvement of individuals with specific knowledge of, and experience with, the County's land use policies and that this experience may come with actual or perceived conflicts of interest related to potential policy recommendations of the task force. Each individual serving on the task force was asked to disclose any potential conflicts on State Form 4A. Mayor Levine Cava indicated that she had reviewed all of the submitted disclosures and found them to be acceptable within the goals she established for the task force then proceeded to effectuate a waiver for those conflicts that were disclosed on State Form 4A and that are capable of being waived.

STAFF COORDINATOR'S REPORT

Consideration of Approval of the October 17, 2025 Meeting Summary

- A motion was made by Mr. Bercow and seconded by Mr. Rutledge to approve the October 17, 2025 meeting summary. It passed unanimously.

Consideration of Task Force Meeting Schedule

- The next meeting of the Task Force is scheduled for December 11, 2025.
- Town Hall workshop dates have changed; however, dates are mostly established.
- Members of the Task Force expressed some confusion about the ability to access the Task Force meetings virtually because the link to the zoom meeting was not clearly presented. Ms. Brown shared that links for zoom meetings are supposed to be provided with all meeting notices and staff will look into this.

PRESENTATIONS

State Legislative Framework

This portion of the staff presentation provided an overview of state law, pending bills, and the section of Florida Statutes that codifies the requirement for local governments to adopt and maintain comprehensive plans (Sec. 163.3177, F.S.). Ms. Brown pointed out that there is a draft bill filed in the current legislative session that proposes a study looking at whether to abolish the Urban Development Boundary.

Urban Development Boundary Overview

The portion of the presentation addressing the Urban Development Boundary (UDB) started with a review of the 2040 Vision Statement. The presentation explained how the UDB distinguishes the area where urban development may occur from areas where it should not, and that urban infrastructure is discouraged outside the UDB. UDB policy is important to foster economic development; reduce congestion; improve the quality of life by activating infill areas; reduce the need for vehicle road trips; enhance tax rolls; protect agricultural land, wellfields, and wetlands. Ms. Brown reviewed Urban Expansion Areas, the history of the UDB, and UDB expansion criteria.

Task Force Discussion

Mr. Motes offered a comment that addressed opening comments to the meeting that acreage is increasingly no longer an appropriate measure for agricultural value. He asserted

that the agricultural industry is actually growing and that with horticulture, there are more growers involved in exporting ornamentals to buyers outside the County that were not captured in the agricultural study. He suggested agricultural production revenue in dollars as a better metric. Ms. Soria pointed out that agricultural acreage is important, especially for row crops, and that land area is decreasing. She also stated that agricultural dollars are increasing.

Mr. Grosso asked whether a change to the County charter would be needed to ensure that projects proposing urban land uses outside of the UDB through text amendments are still subject to the supermajority vote requirements. Ms. Brown said it would require a charter amendment, but it would also require an update to code. Ms. Raurell further stated that it would depend on what is desired, there could be a variety of policy options. Mayor Levine Cava noted that the County has convened a Charter Review Task Force to look at such issues. Mr. Bercow noted that there are policies of the CDMP that require a supermajority vote for properties located proximate to Krome Avenue. Ms. Brown noted that they also exist for the State Road 836 extension.

In response to a question from Mr. Grosso about the 10-year supply of land outside the UDB, Ms. Brown responded that CDMP speaks to the need to maintain a minimum amount of agricultural land, and 5,000 acres is the balance between the minimum needed to maintain in the year 2030 and the amount of agricultural land now. The conversion of this agricultural acreage for single-family homes would not be beneficial for the housing crisis due to the inefficiency of low-density housing.

Mr. Osceola shared his interest in working with the County to identify where tribal lands are located so those could be reflected on County maps. The Miccosukee Tribe of Indians of Florida has substantial land ownership in the west portions of the County, and would like to carve out certain areas as not under consideration for certain purposes.

Ms. Lord stated that when considering housing affordability, in addition to the cost for housing, the costs for things such as transportation also are important. An analysis of the combined transport plus housing costs could form a basis to strengthen the argument to not consider housing in areas outside the UDB.

In response to a question from Ms. Barsh, Ms. Brown shared that the impetus for the UEA Report was to address areas that were “policy constrained.”

Mr. Roth asked how many of the outstanding applications in the UDB are in the UEAs and whether there is a map of areas outside of the UDB where development could occur. Ms. Brown offered to provide the maps depicting the policy constraints (depicted in the

presentation) in a larger format. Mr. Rowe provided clarification about the location of the UDB applications as depicted on the map provided in the presentation.

Ms. Oyenuga asked for more details relative to the acreage that UDB applications make up currently (approximately 2,100 acres). Mr. Rowe provided some elaboration about current CDMP applications with insights about the history of the UEA and current UDB applications. He noted that the three approved UDB applications constituted less than 100 acres.

Urban Infill Policies

Ms. Brown provided an overview of select CDMP policies related to urban infill. The built condition of the County is such that approximately ±5,800 acres of the urban area is vacant, unprotected, privately-owned land. Almost all land use categories are underbuilt. Transit oriented development policies are intended to incentivize dense and intense development along the SMART corridor to support transit ridership where there is capacity for over 217,000 units. CDMP policy has provided for Urban Centers for moderate- to high-intensity design-unified areas for urban functions. Zoning for Urban Centers is form-based and includes regulating plans and workforce housing requirements. Mixed use development policies in the CDMP allow property owners to seek increased density and intensity through rezoning and a prohibition against an oversaturation of single uses. To promote development in the urban area, the County's septic tanks must be addressed—there remain over 115,601 within the urban areas. Mr. Coley mentioned that there are two funding sources for water and sewer improvements to neighborhoods, Community Development Block Grants and Special Benefit Districts. A challenge the County is working to overcome is that the bond covenants and bond ordinance provide funding for water and sewer infrastructure only when extending service to new customers. Mr. Coley mentioned ongoing efforts to open up the use of bond funding to increase development of water and sewer infrastructure.

Planning Development Manager Alex Dambach presented the County's Urban Design Manual. This included showing images that demonstrate various principles of good urban design, such as appropriate glazing (windows) facing the street, appropriate setbacks, landscaping, fencing, build-to lines, etc.

Task Force Discussion

Following this presentation, there was some discussion with Task Force Members. Mr. Rutledge asked if staff knew how many of the vacant acres were designated as *brownfield sites* with potential for redevelopment and if CDMP policies account for potential contamination. He is interested in worker safety. Ms. Brown did not know the number of sites potentially contaminated. However, there are several policies that address the issue of

contamination and general environmental issues. The nature of contamination would be relevant, as well as stormwater, fill criterial, sea level rise, etc.

In response to a question from Mr. Grosso, Mr. Dambach clarified that “glazing” refers to windows. A building’s glazing can tie to a building’s efficiency. A building can be LEED-rated. Glazing will determine how much light is let in, air is leaked out, etc. These are all accounted for in a LEED rating. With some zoning codes, glazing is accounted for by percentage of wall area.

Mr. DeMayo appreciated the urban design presentation, addressing how design affects people, how we feel, etc. He shared three links with the group to further elaborate on these points. He also wanted to explore lot splits because lot splits can be beneficial for preserving a variety of housing types. There are talks on this by Joe Mincozzi of Urban 3 that touch on the economics of neighborhoods and the costs of services and land and how these are related.

Ms. Lord suggested that it would be valuable for the CDMP to help in the rehab of structures that were originally built under pre-existing codes so as to ensure affordability.

Mr. Owens expressed his interest that the work being done by the Task Force be able to extend beyond the period of time covered by SB180 so as to see the adoption of the amendments through. Further, he pointed out that there are bills in draft form that change the definition of agricultural enclave; change the policy on infill development; and change the policy on ADUs; whose respective impacts would not be temporary. Mr. Owens asked what the Task Force should do about these draft bills.

Ms. Oyenuga asked if the Urban Design Manual is codified, or prescriptive; and is it descriptive.

Mr. Dambach, RER Planning Development Manager responded it is a mixture, it is referenced in the CDMP and in areas of the zoning code. The urban design manual is primarily used as an incentive whereby certain areas are designated in the CDMP as qualifying for a higher amount of density if they follow the principles of the urban design manual or another mechanism for urban design adopted by the Board of County Commissioners; whereas if they do not follow urban design then the development must be at a lower density.

Mayor Levine Cava shared that the BCC had not taken any action but is against pre-emption. There is a class-action lawsuit pending against the legislature regarding SB180.

Ms. Brown added that the legislative session ends in March and the last meeting of the Task Force is after that, so the Task Force’s actions will ultimately be able to be responsive to the actions of the state’s legislation.

Housing Affordability & Land Supply and Demand Analysis

Mr. Hesler presented on housing affordability. This presentation touched on supply and demand, demonstrating that based on County population and housing projections, there is enough residential land to accommodate the addition of 118,245 households by 2040

Minor Statistical Area (MSA) within the county has variation as to the number of households that are cost burdened (or severely cost burdened: 22 of 32 MSAs had rates over 40 percent cost burdened; 8 MSAs had rates over 50 percent of all households that were cost burdened). The average rate for all MSAs was 45 percent. The presentation compared the costs of transportation, construction, rent, and home purchase costs from the year 2010 to the present. All costs had increased between 58 to 200+ percent. During the same period, the rate of wage increases has not kept up. In short, residential construction costs have risen 55 percent since 2010 while home purchase prices grew 280 percent and rents grew 105 percent. Household incomes grew by 98 percent.

Ms. Cedeno spoke about Development Service's efforts to address this issue with the Workforce Housing program. An important way Development Services addresses the housing crisis is through the Workforce Housing Program which allows bonus density for the development of housing units restricted for households of limited incomes based on Area Median Income (AMI). The zoning code is relaxed to assist developers to incentivize participation in this program. Furthermore, since 2006, all newly adopted Urban Centers require that 12.5 percent of all housing units include workforce housing. (2) Rapid Transit Zone (RTZ) regulations were overhauled in 2019 to include a requirement for 12.5 percent of all units to have workforce housing units for those RTZs with density of 250 dwelling units per acre. It appears that these regulations are yielding some impact: in 2024, approximately 2,000 workforce housing units were developed. Starting in 2025 Development Services is required to track workforce housing units and it appears that 2025 is on pace for even more units.

Mr. Kogon provided an overview of how this department is addressing the housing affordability crisis. HCD leverages surtax and federal funds to rehabilitate existing housing projects through public private partnerships (3Ps) and construction of new units. The surtax program ends in 2031. There used to be 9-10,000 units, but now there are only about 6,000 affordable units with HCD. The Department also provides down payment assistance for qualified borrowers and condo special assessments to help people stay in their condos, and manages Section 8 voucher program with about 19,000 vouchers.

TASK FORCE DISCUSSION

Mayor Levine Cava noted that we are seeing some stabilization in the housing market. We have doubled the amount of money the County spends on housing, and we are supporting the densification of key transit corridors.

Mr. Grosso stated that the presentation raised the question for him of how much of the affordability is out of our control, such that opening up all of the County to development might not make a dent in the affordability crisis. Mr. Hesler responded that housing affordability is not just a function of supply and demand. There are other things that factor into housing costs such as mortgage rates, location, the influence of international buyers, and what is getting built. If we are only going to build million-dollar condos along the coast, then we're not going to solve the problem of affordable housing. When there's a gap of what is needed and what is being built, then the problem won't be solved.

Ms. Lord reiterated that the affordability issue more directly affects low-income individuals and noted that 1 in 3 households earns less than \$35,000 a year, and 2 in 3 households earns less than \$75,000 a year. One of the main reasons we are in this situation is due to zoning and land use policy. We have a constrained supply, particularly through single family zoning. We're missing 90,000 units across the county. In terms of encouraging more supply and bonus density, it has mostly targeted the workforce housing range so it's not addressing those earning \$75,000 and below. Ms. Lord asked about whether the County has ever conducted a localized study, particularly along the SMART corridors, to look at what affordability caps could be borne by the market.

Mayor Levine Cava stated that she was on the County Commission when the 12.5% was approved as the minimum percentage required for workforce housing in the Rapid Transit Zones and Urban Centers. She pushed hard for a higher percentage of workforce housing units, but it wasn't going to be approved. She believes there is greater awareness today of the challenges.

Ms. Brown noted that there is a dearth of missing middle housing units available, and an opportunity to improve on the mix of housing types and unit sizes available.

Mr. Bercow stated that even though there's plenty of supply beyond 2035, most of it is multifamily. Many of those condos are occupied by people for second homes who are international. Mr. Bercow stated that the cost of single family homes is significantly lower on a per square foot basis. The preference of working age families with children ages 21 through 54 is for single family homes. People are leaving the County due to the dearth of single family homes. The County's land supply analysis does not currently distinguish between single family and multi-family housing. He suggests that the task force consider a separate criterion for single family homes (including townhomes). Ms. Brown noted that the effect of incorporating a separate capacity requirement for single family residential would likely result in an immediate need to move the UDB in accordance with CDMP Policy LU-8F. Ms. Brown further noted that analysis completed by the County looking at median home prices found

single family home prices to be approximately 30% to 40% higher than condominium prices and that it might be beneficial to look further into the methodology that underpins each assessment.

Ms. Vega asked how Miami-Dade County compares to the rest of the United States in providing for affordable and workforce housing. Mr. Hesler responded that, when looking at Miami-Dade, Broward, and Palm Beach as compared with the top 50 MSAs in the country, we are in the bottom 5th in terms of household incomes. In terms of home prices, we are in the middle. This reiterates that, when compared to other metropolitan areas, we have an income problem. That's due in part to tourism being an integral part of the economic base.

Ms. Blake noted there is currently a 13.9-month supply of condominiums as compared to a 5-month supply of single family. Fannie Mae and Freddie Mac have established status checks so a condo board or homeowners association can verify the ability of borrowers to qualify. This can mean the difference between a 3% downpayment and a 25% downpayment for a borrower. It would be helpful if there were a seal of approval from the Government Sponsored Enterprises that would confirm whether condominiums meet the qualifications. Further, if we give subsidies we can also require affordability covenants.

Mayor Levine Cava responded to the discussion about whether the County's 0% interest loans can be given to the building, not just the individual. One challenge is that there are income range requirements that a building could not qualify for. However, tying it to affordability is an interesting idea.

Mr. Leidner asked whether there are stipulations that couple affordability with livability, noting challenges with microunits. Mr. Hesler responded that, ideally, the unit size would match the number of individuals in the household. Ms. Brown noted that it might be useful to look at whether units being developed are keeping pace with the size of households which are getting larger. Mr. Hesler noted that there has been an uptick in the number of large apartments being built. He further noted that missing middle housing might provide an opportunity to get those larger units.

In response to a question by Mr. Rutledge, Ms. Brown confirmed that task force members can communicate directly with County staff if they have follow up questions on the information.

Mr. De Mayo indicated that it would be useful to see where development capacity is currently located and what use is currently on that land. It might also be useful to see a heat map of where recent development is occurring, similar to the one completed by the City of Miami.

Ms. Del Valle stated that her organization has a report specific to those making less than 80% Area Median Income that she will share. Older adults represent a significant share of the group. We really need deeply affordable housing.

Mr. Roth noted that some material says that we are losing population, but the County's projections show growth. Within the growth projected, are we looking at the demand that will be created for affordable and workforce housing? Mr. Hesler responded that the County is not currently looking at the demographics of that projected population growth. Our population projections look at long-range trends rather than short term trends. The pandemic and immigration are causing short term disruption into population that create challenges for long-term projections. We are going to maintain a long-range approach and incorporate some methodologies to smooth out these erratic times.

Mr. Motes stated that people have come to expect larger homes, and that expectation may need to fall a bit. Further, interest rates have risen which incentivizes people to stay in their homes and not sell. An article in the Economist noted that raising the minimum wage would raise the cost of living for all which would impact low income individuals.

ADJOURN

Ms. Brown adjourned the Task Force meeting at 3:25 PM.