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**Sent:** Friday, July 2, 2021 9:44 AM

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**Subject:** Public Comment - RFA 2021-203

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Thank you for the opportunity to comment on the Miami-Dade 9% RFA 2021-203 ("RFA 203"). In reviewing the current drafts of RFA 203 and other Geographic RFAs, it appears there is an inconsistency with how RECAP exceptions are applied among the various RFAs. The only exception for applications located in a RECAP under RFA 203 are those with a development category of Redevelopment. RECAP exceptions from the other Geographic RFAs include the following:

- Development Category is Redevelopment, with or without Acquisition
- Qualifies as a Local Government Areas of Opportunity (LGAO)
- Qualifies for the SunRail Goal
- Qualifies for the Local Revitalization Initiative Goal

The Urban Center Designation in RFA 203 is in line with the intent of the Local Revitalization, SunRail, and LGAO Goals in the Geographic RFAs. We propose that projects located in a RECAP which qualify for the Urban Center Designation (or alternatively, are located in a Tier 1 Urban Center) should be eligible for funding. The only Urban Center that is encumbered by a RECAP is Leisure City, a Tier 1 district. Approximately 50% of Leisure City is occupied by a RECAP and a significant portion of the unencumbered area is restricted by Mandatory Distance Buffers, refer to attached map. Further, Cutler Ridge and Naranja are largely restricted by Mandatory Distance Buffers, almost all of Princeton is too far from community services to meet proximity requirements, and land values in Downtown Kendall and Ojus are generally cost prohibitive. With such little available land in the Tier 1 Urban Centers, we feel it makes good public policy to include a RECAP exception for these areas, especially when considering Florida Housing's current rules under other Geographic RFAs. Below is a description of the qualifications of Urban Centers and how they are consistent with other RFA goals which include a RECAP exception.

Urban Centers and Local Revitalization:

- Urban Centers are consistent with FHFC Standards for Local Revitalization Areas as described in the Local Revitalization Verification Form rev. 8-20.
- Urban Centers are based on Charrette Area Plans which are defined as "the citizen's vision for the enhancement of the Office of Community & Economic Development Neighborhood Revitalization Strategy Area", refer to attached Leisure City Charrette plan.
- Leisure City Urban Center is located entirely within the Naranja Lakes CRA which has a redevelopment plan in effect, refer to attached CRA map.

Urban Centers and SunRail:

- Urban Centers are designed around [SMART Plan Corridors](#) which consist of premium transit services including the South Dade Busway, an exclusive bus lane, & Metro Rail.

- The South Dade Busway & Metro Rail operate similarly to SunRail, transporting passengers from more rural areas to major employment centers at high frequency during peak hours.
- The County's Comprehensive Development Master Plan contains directives to promote Urban Centers in places where mass transit, roadways, and highways are highly accessible.
- The County has plans for the enhancement of the South Dade Busway, which include commuter rail. The project was selected to receive a \$100MM grant from the U.S. Dept. of Transportation & FTA.

Urban Centers & LGAO:

- Miami-Dade County provides impact fee waivers of approximately \$7,000 per affordable housing unit which amounts to about \$800,000 for a typical 9% project. This amount is well above the highest LGAO requirement of \$640,000 for Broward & Palm Beach Counties.
- Urban Centers allow a 25% reduction in parking requirements for affordable housing, a potential saving of \$20,000 per parking space for structured parking.

We appreciate your consideration on this matter.

Sincerely,

**Daniel M. Lopez**

Sr. Development Manager

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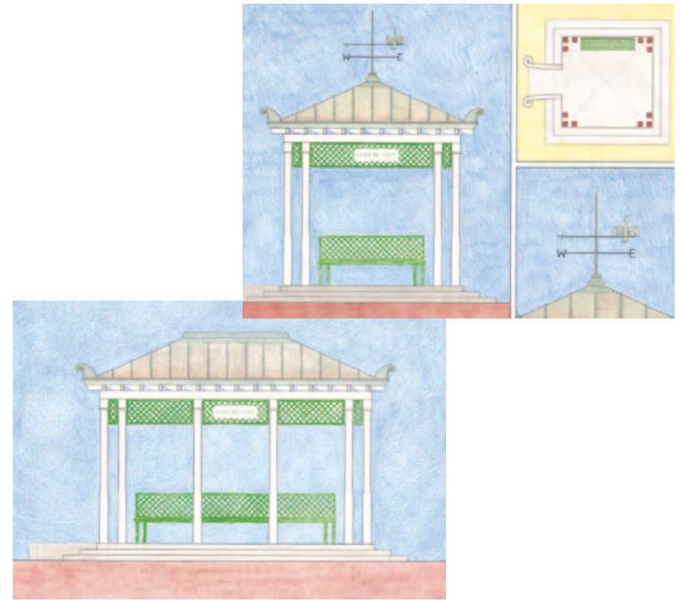
# Leisure City/Naranja Lakes Charrette

## CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

### Citizens' Vision Plan Highlights

Based on the requests and suggestions made during the design workshop, the Citizens' Vision Plan includes these main concepts:

- To develop a pedestrian-friendly town center and main street on the Busway station along SW 280th Street and U.S. 1.
- To establish a transit-oriented development in proximity to the Busway with mixed-use amenities such as restaurants and shops.
- To redevelop and restore obsolete buildings with new structures that respond to the community's vision.
- To enhance open spaces, create pocket neighborhood parks and revitalize the existing Leisure and Leisure Lakes Parks.
- To transform the US1 corridor area as a signature district and develop entrance features announcing the arrival to an important community center.
- To develop the Royal Colonial Park area as a unified campus like setting, with affordable housing, a library, a school and a multipurpose recreational facility all within walking distance of each other.
- To redevelop the Naranja Shopping Center area into a regional waterfront entertainment district that provides mixed-use and a retail center destination.
- To create clearly identifiable neighborhoods that are physically and visually linked to each other.
- To improve streets by providing sidewalks and shade trees.



Above: Potential new bus shelters & public pavilions

### BEFORE AND AFTER:



Above: Potential improvements to the existing Redland Center housing

Leisure City/Naranja Lakes Charrette Report prepared with the assistance of: Chamber South and South Florida Regional Planning Council. For more information contact Miami-Dade County Department of Planning and Zoning at 305-375-2842



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### Special Thanks:



Commissioner  
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