

Memorandum



Date: February 14, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Report On the Feasibility of Creating an Affordable Housing Pilot Program in Commission District 8 That Would Allow for the Installation of Manufactured Modular Homes on County-Owned Property Located in the District - Directive 212071

The following report is provided pursuant to Resolution No. R-943-21, sponsored by Commissioner Danielle Cohen Higgins, and adopted by the Board of County Commissioners (Board) on October 5, 2021. The Resolution directed the County Mayor or County Mayor’s designee to explore the feasibility of creating a pilot program in Commission District 8 in consultation with companies that construct manufactured homes, and to provide the following:

- a) County-owned property or properties that are located in Commission District 8 that would be suitable for the construction of modular homes and/ or a modular home community;
- b) Companies that are capable of and interested in manufacturing affordable modular homes for Miami Dade County that are compatible with Miami Dade County’s building standards;
- c) Any zoning or other impediments that may prevent the construction of such homes; and
- d) Recommendation of any changes in local ordinances, including, but not limited to, zoning and housing ordinances, that may be needed to accomplish the purpose of the program.

Public Housing and Community Development (PHCD) met with Commissioner Cohen Higgins on January 8, 2022, to discuss this pilot program. Folio No. 30-7903-000-0202, a one-acre County-owned property within the Waterstone development and near the Homestead Air Reserve Base, was identified as being a potential suitable property for this pilot project given its size and location. (See attached.) The property is zoned agriculture. In order to advance a project for construction on this site, it will require a zoning change with the City of Homestead.

PHCD has been in contact with various manufacturers of modular homes and other alternative building technology, including AHS, which has been very active with its method of doing much of the construction for residential structures off-site; Steel Homes; Printed Farms (3-D architecture and building); RENCO (a building structural system based on a lock

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and match technology using polyurethane blocks); Boxabl; FullStack Modular; Pallet, Tack-It-Up; and others.

PHCD will seek a change to local zoning ordinances to accomplish the project.

Per Ordinance No. 14-65, this report shall be placed on the next available Board meeting agenda.

Should you require additional information, please contact PHCD Director, Michael Liu, at (786) 469-4106.

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor, Senior Staff
Morris Copeland, Chief Community Services Officer
Michael Liu, Director, Public Housing and Community Development
Sonia Grice, Director, Community Action and Human Services
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Yinka Majekodunmi, Commission Auditor
Melissa Adames, Director, Clerk of the Board
Eugene Love, Agenda Coordinator



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

30-7903-000-0202



PROPERTY INFORMATION

Folio: 30-7903-000-0202

Sub-Division:

Property Address

Owner

MIAMI DADE COUNTY
GSA - R/E MGMT

Mailing Address

111 NW 1ST STE 2460
MIAMI, FL 33128

PA Primary Zone

9000 AGRICULTURE

Primary Land Use

8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL

Beds / Baths / Half

0 / 0 / 0

Floors

0

Living Units

0

Actual Area

0

Living Area

0

Adjusted Area	0
Lot Size	43,560 Sq.Ft
Year Built	0



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ASSESSMENT INFORMATION

Year	2021	2020	2019
Land Value	\$99,000	\$99,000	\$99,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$99,000	\$99,000	\$99,000
Assessed Value	\$99,000	\$99,000	\$99,000

TAXABLE VALUE INFORMATION

	2021	2020	2019
COUNTY			
Exemption Value	\$99,000	\$99,000	\$99,000
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$99,000	\$99,000	\$99,000
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$99,000	\$99,000	\$99,000
Taxable Value	\$0	\$0	\$0

BENEFITS INFORMATION

Benefit	Type	2021	2020	2019
County	Exemption	\$99,000	\$99,000	\$99,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

3 57 39 1 AC M/L

BEG 663.72FTN & 1682.29FTW OF SE

COR OF SEC 3 TH N218.02FT E200FT

S218.02FT W200FT TO POB A/K/A

PAR 193

COC 24452-3667 04 2006 3

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2006	\$0	24452-3667	Sales which are disqualified as a result of examination of the deed

For more information about the Department of Revenue's Sales Qualification Codes.

2021 2020 2019

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000 - AGRICULTURE	Acres	1.00	\$99,000

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
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ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	SOUTH DADE VENTURE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	NONE
Existing Land Use:	801 - VACANT GOVERNMENT OWNED OR CONTROLLED. Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
Environmental Considerations
Florida Inland Navigation District
Miami-Dade County
PA Bulletin Board
Special Taxing District and Other Non-Ad valorem Assessment
School Board
South Florida Water Mgmt District
Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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