



Frequently Asked Questions

WHAT IS THE PUBLIC BENEFITS SECTION OF THE PROPOSED ZONING ZODE?

The public benefits component of the Miami 21 Zoning Code establishes a program to allow bonus building capacity in exchange for the developer's contribution into the Miami 21 Public Benefits Trust Fund. The trust fund will provide a funding source for projects that will benefit the public including subsidizing affordable/workforce housing, creating and maintaining parks/open spaces, preserving historic structures, redeveloping previously contaminated land (brownfields), and promote green building standards (additional to those required).

WHERE ARE THE PUBLIC BENEFITS AVAILABLE?

The public benefits bonus program is available within the T6 urban transect zones (*Except properties abutting T3 (single-family, duplex) transect zones, where bonuses will not be available*). Public benefits are also available within the T5 transect zone only for properties abutting D1 and only to provide an equivalent square footage of affordable/workforce housing.

HOW DOES THE PUBLIC BENEFITS PROGRAM WORK?

In exchange for additional building capacity, a developer must provide the public benefit either on-site, off-site, or payment into the Miami 21 Public Benefits Trust Fund.

Within T6 transect zones, the following applies:

- T6-8: eight-story maximum; bonus up to twelve stories;
- T6-12: twelve-story maximum; bonus up to twenty stories;
- T6-24: twenty-four stories maximum; bonus up to forty-eight stories;
- T6-36: thirty-six story maximum; bonus up to sixty stories;
- T6-48: forty-eight story maximum; unlimited bonus (Downtown only).

NOTE: The heights do not necessarily go up to the maximum available height as this depends on several factors including the size of the property, maximum density allowed, and how the building is designed.

Within T5 transect zones, the following applies:

- Only T5 properties that abut a D1 transect zone must provide an equivalent square footage of affordable housing for each square footage of bonus space, up to a maximum one full additional floor.

NOTE: For a clarification of the Transect zones (i.e. T5, T6-8, etc.), please see the flyer titled "**Summary of Transect Zones**".



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WHAT PUBLIC BENEFITS ARE AVAILABLE?

- 1.) Public benefit bonus for “green building” which are developed above the minimum criteria of LEED (Leadership in Energy and Environmental Design) Silver level accredited green building for buildings over 50,000 sq. Buildings less than 50,000 sq feet and buildings achieving a higher green certification receive additional bonus square footage.
Buildings certified Silver level receive 2% additional square footage (for buildings under 50,000 square feet), Gold level receive 4% (any building size), or Platinum level 13% (any building size).
- 2.) Public benefit bonus for redeveloping a brownfield site may receive an additional story of building.
- 3.) Public benefit bonus for parks and open space has 3 options: a) onsite- one square foot of additional floor area for each square foot of parks and open space provided; b) offsite- developer receives two square feet of additional floor area for each square foot of parks and open space purchased and provided as identified in the Parks and Open Space Master Plan; c) cash contribution to the Miami 21 Public Benefits Trust Fund.
- 4.) Public benefit bonus for Civic Space or Civil Support space (such as a fire station or community center) to the City of Miami may receive two additional square feet for every square foot of Civic provided.
- 5.) Affordable and Workforce Housing bonus has 3 options: a) onsite- two square feet of additional floor space for each one foot of housing provided; b) offsite- one square foot of additional floor area for each square foot provided offsite; c) cash contribution to the Miami 21 Public Benefits Trust Fund.
- 6.) Historic Preservation public benefit is a transfer of development rights and not a bonus. In this case the development rights on a historic parcel of land are transferred to another non-historic parcel in order to permanently save the historic structure from destruction.

All these incentives will have a benefit to the public in the form of affordable/workforce housing, open/public spaces, green buildings, and redevelopment of contaminated sites (brownfields).

CAN MIAMI 21 DO MORE FOR AFFORDABLE HOUSING?

Miami 21 will supplement other City efforts on affordable housing currently underway and led by the Department of Community Development. Miami 21 provides additional incentives to developers to build affordable/workforce housing which do not exist today. For example, under today’s zoning code, a Planned Unit Development (PUD) bonus of up to 20% of development capacity is available at no cost to developers. Under the proposed Miami 21 plan, no additional capacity will be given without public benefit.

Miami 21 represents a significant step forward in terms of the revenue generated to support affordable/workforce housing as compared to today’s conditions. Combined with ongoing efforts by



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the Department of Community Development, these efforts place the City in a highly proactive position to close the gap on the affordable housing challenge.

WHAT IS THE AMOUNT OF CONTRIBUTION THAT MUST BE MADE IF PAYING INTO THE TRUST FUND?

Within the current quadrant which has been studied (East Quadrant), per square footage fees depend on the area where the property is situated and is based on data that is readily available so periodic adjustments can be made depending on the current market situation. If real estate prices are up, the fees will go up and if real estate prices are down, the fees will go down accordingly. The fee schedule was established at approximately 30% of related land costs of a completed unit for each area, making it attractive enough that developers will actually contribute. The charges within the East Quadrant areas range from \$10.75 to \$25 per square foot, which demonstrate an improvement in certain areas from the current \$12.40 that is currently charged. This will increase the amount of monies received by the City for affordable/workforce housing as well as the parks/open spaces funding.

WHAT HAPPENS TO THE FUNDS ONCE THEY ARE RECEIVED BY THE CITY?

Cash allocation of funds is approved by the City Commission on an annual basis upon the recommendation of the City Manager.

Funds allocated to support affordable/workforce housing will be deposited into the Affordable Housing Trust Fund, which is managed by the Department of Community Development. The Affordable Housing Trust Fund is overseen by the Housing and Commercial Loan Committee, which adds an independent oversight mechanism to ensure that funds are being distributed appropriately and transparently.

Funds allocated to support parks and open spaces will be deposited into the existing Parks and Open Space Trust Fund and will be used for green/open space needs as identified by the Parks and Open Spaces Master Plan, approved by the City Commission in April 2007.