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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

(Public Hearing 11-17-15)

Date: November 3, 2015

Agenda Item No. 5(D)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Proposed Zoning Ordinance Amending the Princeton Community Urban Center Zoning District – Zoning Hearing Application No. Z14-136

Ordinance No. 15-132

Attached please find material related to a zoning application filed in accordance with Section 33-284.89.3 of the Code of Miami-Dade County (Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan). The material consists of a proposed ordinance containing the applicant's proposed revisions to the Princeton Community Urban Center Zoning District regulating plans and related text as well as the Department of Regulatory and Economic Resources' staff report. This item is quasi-judicial.

The proposed ordinance is not anticipated to have a fiscal impact on Miami-Dade County as described by Ordinance No. 15-59 and would not result in additional staffing needs or future operational costs for County administration. The ordinance is required as part of the quasi-judicial process associated with these types of zoning-related applications. Activities related to this application are absorbed by the administering department through fees assessed to the applicant.

The accompanying recommendation of the Director, which was prepared in accordance with Section 33-284.89.3 of the Code of Miami-Dade County, includes, among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to this item.

Jack Osterholt, Deputy Mayor

PH – 14-136

Recommendation Summary for Princeton Community Urban Center District (PCUCD)	
Commission District	8 and 9
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	This application seeks to amend the Princeton Community Urban Center District (PCUCD) regulations in order to: (1) update the graphic format of the regulating plans (Street Types, Sub-districts, Land Use, Building Heights, Designated Open Space, New Streets and Bike Route) in a manner that is graphically consistent with other updated Urban Center District regulating plans; (2) update the Land Use Plan by introducing the MCI category for certain properties within the District; (3) introduce a regulating plan that addresses residential densities (Density Plan); (4) update the Uses section by providing for entertainment centers in the Marketplace Special category and plant nurseries in the Utilities category; (5) update the Development Parameters to: cross-reference the Standard Urban Center District Regulations [Article XXXIII(K)] for building and street standards criteria; provide setback criteria for buildings fronting the busway; provide criteria for streets fronting the busway and pedestrian passages; and (6) cross-reference the Standard Urban Center District Regulations section addressing non-conformities.
Location	Generally located south of SW 240 Street, west of SW 127 Avenue, north of SW 256 Street, and east of the Urban Development boundary.
Property Size	±824 acres
Existing Zoning	Princeton Community Urban Center District (PCUCD)
Existing Land Use	Mixed-use, retail/office, multi-family, industrial, civic, and single-family residential
2015-2025 CDMP Land Use Designation	Community Urban Center
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan and Section 33-303.1(E)(2). Developmental Impact Committee
Recommendation	**Approval**

REQUEST:

This application seeks to amend the Princeton Community Urban Center District (PCUCD) regulations in order to: (1) update the format of the regulating plans (Street Types, Sub-districts, Land Use, Building Heights, Designated Open Space, New Streets and Bike Route) in a manner that makes the interpretation of the development thresholds easier to implement and are graphically consistent with other updated Urban Center District regulating plans; (2) update the Land Use Plan by introducing the MCI, Mixed-use Industrial category, for certain properties within the District; (3) introduce a regulating plan that addresses residential densities (Density Plan); (4) update the Uses section by providing for entertainment centers in the Marketplace Special category and plant nurseries in the Utilities category; (5) update the Development Parameters to: cross-reference the PCUCD with the Standard Urban Center District Regulations

[Article XXXIII(K)] for building and street standards criteria; provide setback criteria for buildings fronting the busway; provide standards for streets fronting the busway and pedestrian passages; and (6) to cross-reference the PCUCD to the Standard Urban Center District Regulations addressing non-conformities, which governs when limited expansions to existing buildings within the District are sought.

PURPOSE, PROPERTY HISTORY & DESCRIPTION:

On October 2, 2012, the Board of County Commissioners (BCC) adopted Ordinance No. 12-86 which was a comprehensive overhaul to the County's Standard Urban Center District Regulations (SUCO). This comprehensive update, among other things, standardized a series of regulations that were included in the individual Urban Center Districts, including the permitted uses, building placement and street type development parameters and the various nonconforming sections. As a result, all individual Urban Center Districts need to be amended to conform to Ordinance No. 12-86. However, no formal process existed in order to effectuate the required updates. On December 3, 2013, the BCC adopted Ordinance No. 13-119, establishing a formal process for changing land use categories or regulating plans in urban center or urban area districts. The proposed amendments included in this application will bring the Princeton Community Urban Center District ordinance into conformity with the updated standards.

The main purpose of the modifications to this ordinance is to bring the Princeton Community Urban Center District -- one of the County's Community Urban Center Districts (UCDs) -- in conformance with recent updates to the County's Standard Urban Centers District Regulations. Graphic updates to the regulating plans will further clarify the intent of the PCUCD allowable development thresholds. In addition, building setback standards and street parameters for lots which adjoin the busway are introduced as well as standards for pedestrian passages previously omitted. Another change includes referencing the non-conformity, building and street criteria sections provided in the Standard Urban Centers District Regulations [Article XXXIII(K)] for all development and re-development in the District.

Staff notes, the standards for buildings fronting the busway are compatible with the criteria used for buildings fronting other urban center streets, which requires them to be in close proximity to the street and possess architectural elements that are interesting to pedestrians. The street defining the edges of the busway are similar in design to others required in the District, which necessitate or permit on-street parking, require street trees and wide sidewalks that in combination help to enhance the pedestrian experience. The pedestrian passage, a unique moment in the Marketplace Special District is also compatible with the street network envisioned for the Princeton Community Urban Center. Unlike other streets in the District, the passage is used exclusively by pedestrians, but similar to other streets required in the District, is defined by buildings and open space to create the quality necessary for pedestrian comfort and interest. Regarding the updates to the Land Use regulating plan, the original PCUCD pre-dates the establishment of the Mixed-Use Industrial (MCI) land use category in the updated standards. The updated Land Use Regulating Plan changes the designation of eight (8) properties on the west side of the busway from MC, Mixed-Use Corridor, to MCI. This new designation is consistent with the mixed uses authorized in the original PCUCD and grandfathers existing uses within said properties. The remaining changes affect the text format and illustrative components of the ordinance that are technical and do not increase or decrease the development thresholds permitted or alter in any manner the general intent of the County's Comprehensive Development Master Plan (CDMP) goals and objectives for urban center development.

RECOMMENDATION:

Staff notes that the proposed updates to the Princeton Community Urban Center District (PCUCD) regulations are primarily designed to bring the PCUCD into conformance with the updated Standard Urban Center District Regulations and that the remaining changes are technical in nature.

Staff notes that the proposed regulating plan updates previously described, the introduction of standards addressing the busway and references to ArticleXXXIII(K) are **consistent** with the adopted 2020-2030 Comprehensive Development Master Plan (CDMP) and **compatible** with the surrounding area and recommends approval of the updates to the PCUCD.

Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 17, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
11-3-15

ORDINANCE NO. 15-132

ORDINANCE RELATING TO ZONING; UPDATING LAND USE REGULATING PLANS, ALLOWABLE USES, DEVELOPMENT PARAMETERS, AND NONCONFORMING USE PROVISIONS FOR THE PRINCETON COMMUNITY URBAN CENTER DISTRICT, AMENDING SECTIONS 33-284.98, 33-284.99.1, 33-284.99.2, 33-284.99.3, AND 33-284.99.5, CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"), PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-284.98 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

Sec. 33-284.98 Purpose, intent and applicability.

* * *

C. The boundaries shown in Figure 1 shall constitute the Princeton Community Urban Center Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 256 Street and SW 127 Avenue, then north along the west side of SW 127 Avenue to the south side of SW 240 Street, then west along the south side of SW 240 Street to the Urban Development Boundary (UDB) line, as of the effective date of this ordinance, then south, east, and west along the UDB to the north side of SW 256 Street, then east along the north side of SW 256 Street to the west side of SW 127 Avenue. The exact location of the UDB line as of [[~~effective date of this~~

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

~~ordinance (July 17, 2005)~~]] >>[insert effective date of this ordinance]<<is on file with the Department of [[~~Planning and Zoning~~]] >>Regulatory and Economic Resources<<.

Section 2. Section 33-284.99.1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.1. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the PCUC shall comply with [[~~Section 33-284.83~~]] >>Article XXXIII(K)<< of this code[[~~,~~]] >>.<<

A. Permitted Uses. The following uses shall be permitted.

[[~~1. On the west side of South Dade Busway right-of-way, Industrial (ID) lots abutting designated Mixed Use Corridor (MC) lots on at least one side, may have uses permitted in the MC area for a depth not to exceed 300 feet, as measured from the Busway right-of-way.~~

~~2. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district after public hearing pursuant to section 33-311(A)(3) of this code.~~]]

[[~~3~~]] >>1<<.The following uses in the Marketplace Special District (SD) area:

a. outdoor produce markets

b. all uses permitted in the IU-1 zoning district

c. in the Core and Center Sub-districts only, on lots fronting on SW 244 Street [[~~or SW 137 Avenue~~]], all uses permitted in the Arts District (AD)

[[4]]>>2<<. The following uses in the Arts District (AD) area:

a. Live-work buildings [[~~, only along A-Streets and~~]] with the following uses:

(1) for the residential area: multiple family

apartment units when vertically integrated with other lawful uses in work space area

(2) for the work space area:

(i) all uses permitted in the workshop portion of a live-work unit in the ID area >>provided under Sec. 33-284.83(C) footnote [17]<<

* * *

[[~~5~~]]>>3<<. The following uses in the Utilities District (UD) area:

a. all uses permitted in the GU zoning district, excluding residences and permanent storage.

>>b. plant nurseries.<<

B. Conditionally Permitted Uses.

>>1. In the Marketplace Special District (SD) area, an<< [[~~An~~]] entertainment center shall be permitted >>if approved<< after public hearing pursuant to section 33-311(A)(3) of this code, provided that the following conditions are also satisfied:

[[~~1~~]]>>a<<. The site contains a minimum of 5 net acres and a maximum of 20 net acres.

[[~~2~~]]>>b<<. A landscaped buffer of 25 feet is provided along all property lines, allowing only access and egress therein, except that facilities with frontages along SW 244 Street and US 1/Busway shall comply with the Building Placement and Design Parameters.

[[~~3~~]]>>c<<. All buildings are setback a minimum of 30 feet from all property lines except along SW 244 Street.

>>2. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district, only if approved after public hearing pursuant to section 33-311(A)(3) of this code.<<

Section 3. Section 33-284.99.2 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.2. Regulating Plans.

The Regulating Plans shall consist of the following controlling plans as defined and graphically depicted in this section:

A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.

B. The Sub-districts Plan, which delineates 3 Sub-districts: Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.

C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.

>>D. The Density Plan, which designates areas with minimum and maximum residential densities.<<

[[~~D~~]]>>E<<. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.

[[~~E~~]]>>F<<. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.

[[~~F~~]]>>G<<. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(F) of this code.

[[~~G~~]]>>H<<. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.

A. Street Types Plan.

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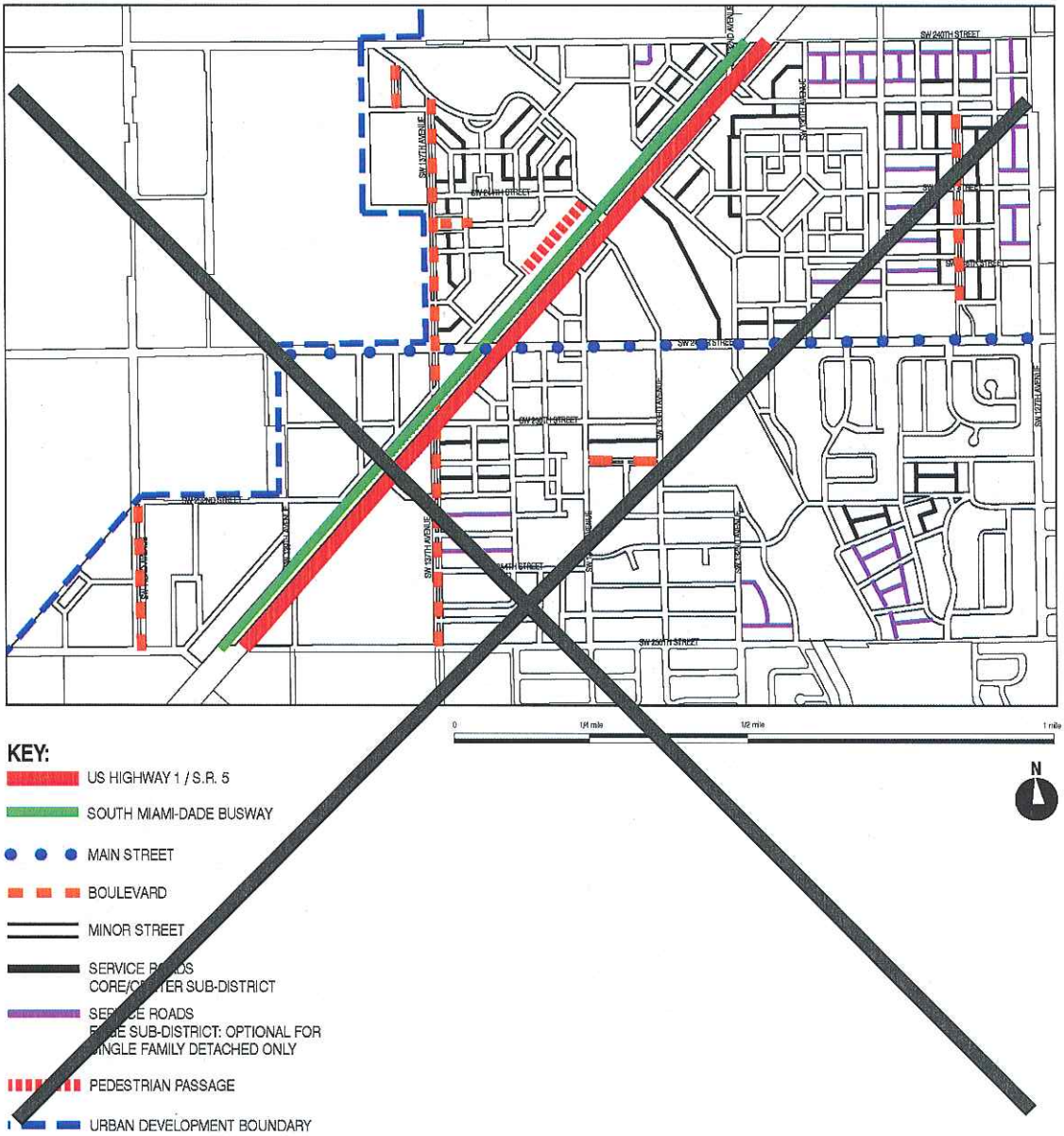

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Street Types

- U.S. 1
- Busway
- Main Street
- Boulevard
- Minor
- Busway Frontage
- Pedestrian Passage

Urban Development Boundary

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B. Sub-districts Plan

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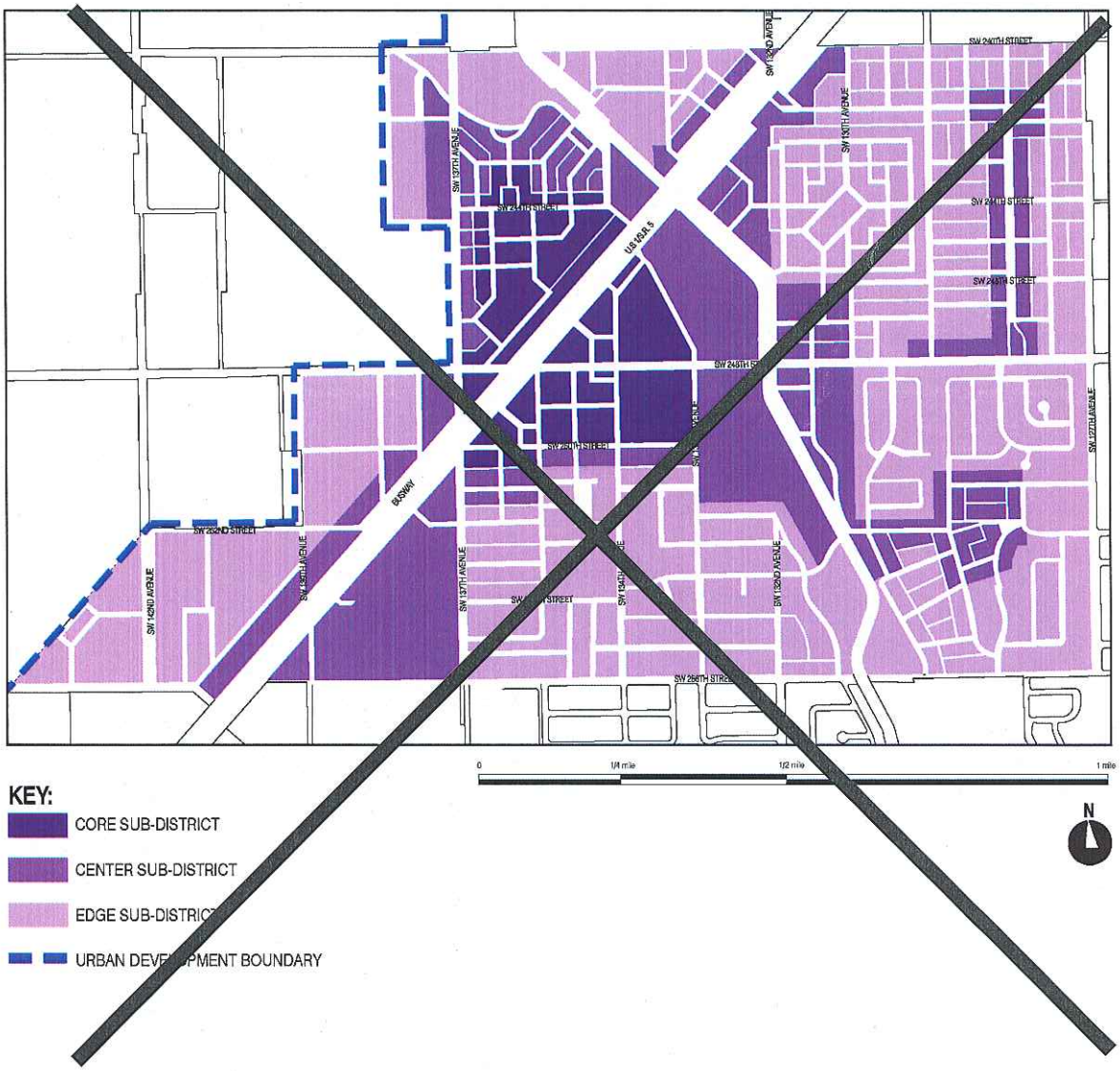

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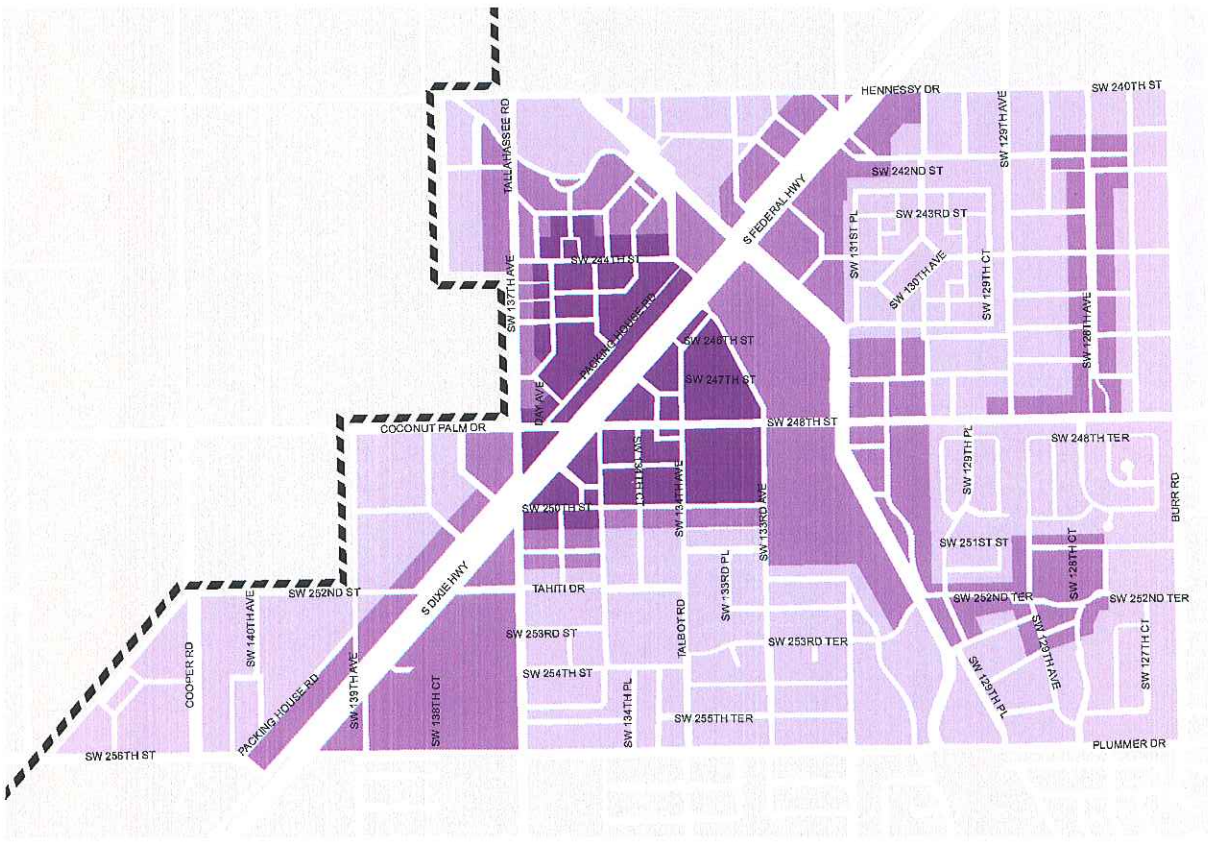
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SW 240TH ST
SW 242ND ST
SW 243RD ST
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S FEDERAL HWY
SW 129TH AVE
SW 131ST PL
SW 130TH AVE
SW 129TH CT
SW 128TH AVE
TALLAHASSEE RD
SW 137TH AVE
PACKING HOUSE RD
SW 248TH ST
SW 247TH ST
DIXIE AVE
COCONUT PALM DR
SW 248TH TER
SW 129TH PL
BURR RD
SW 250TH ST
SW 135TH AVE
SW 133RD AVE
SW 133RD PL
SW 251ST ST
SW 128TH CT
SW 252ND ST
S DIXIE HWY
TAHITI DR
SW 252ND TER
SW 253RD ST
TALBOT RD
SW 253RD TER
SW 140TH AVE
COOPER RD
SW 254TH ST
SW 139TH AVE
SW 138TH CT
SW 134TH PL
SW 255TH TER
SW 129TH PL
SW 127TH CT
SW 256TH ST
PACKING HOUSE RD
PLUMMER DR
Sub-Districts
Core Sub-District
Center Sub-District
Edge Sub-District
0 500 1,000 2,000 3,000 4,000 Feet
Urban Development Boundary

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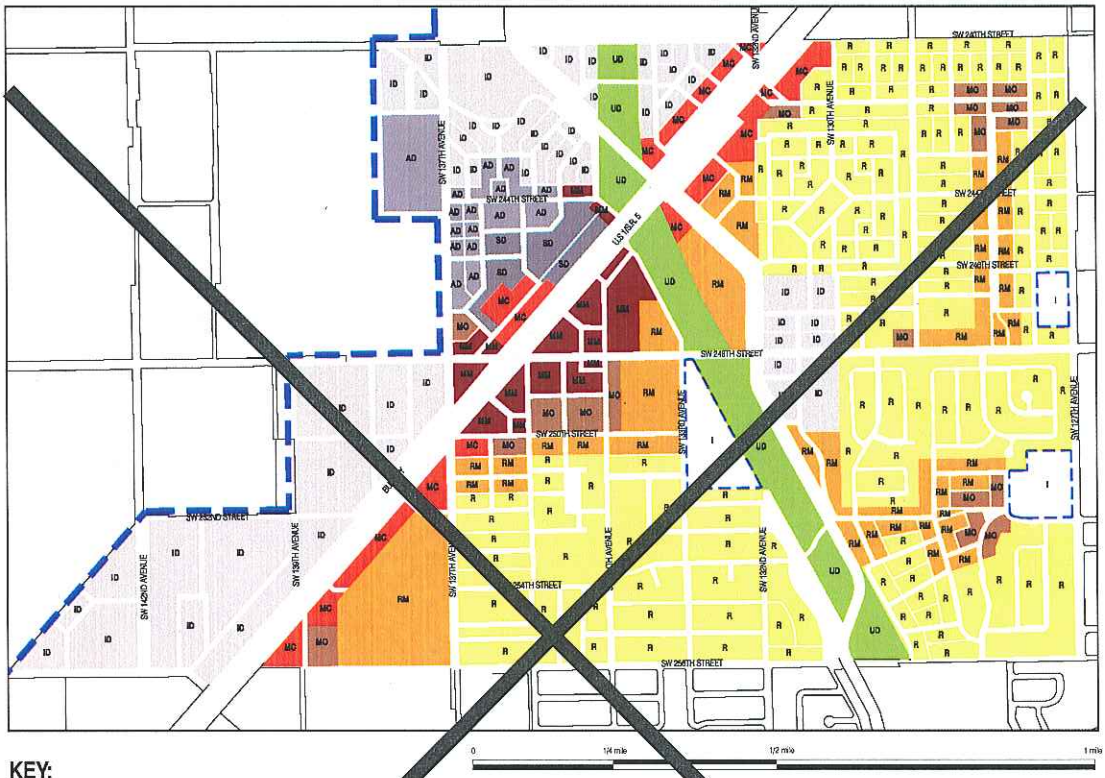
C. Land Use Plan

[[



KEY:

MM MIXED USE MAIN STREET
First and second floors: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52* units/acre net)

MC MIXED USE CORRIDOR
Residential; businesses and professional offices; civic, education and government offices (max. 52* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)

MO MIXED USE OPTIONAL
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/ acre net)

RM RESIDENTIAL MODIFIED
Courtyard, sideyard, duplex, rowhouse, urban villa, apartment dwellings (min. 12 units/acre net; max. 36 units/ acre net)

R RESIDENTIAL
Single family detached, courtyard, sideyard, rowhouse, urban villa, duplex dwellings (min. 6 units/acre net; max. 18 units/acre net)

AD ARTS DISTRICT
Live/work buildings, RM uses (min. 12 units/acre net; max. 52* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)

SD MARKETPLACE SPECIAL DISTRICT
Entertainment Center as per Sec. 33-284.99.1(B); IU-1 uses

UD UTILITIES DISTRICT
All uses permitted in GU district

ID INDUSTRIAL DISTRICT
In all floors and all sub-districts: IU-1 uses; live/work units (max. 36 units/acre net); in the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall comply with Sec. 33-284.83(A)(1)(c)

I INSTITUTIONAL
Civic, education, government offices

See Sections 33-284.83 and 33-284.95 of this code for specific permitted uses in each land use area.

*Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.

URBAN DEVELOPMENT BOUNDARY

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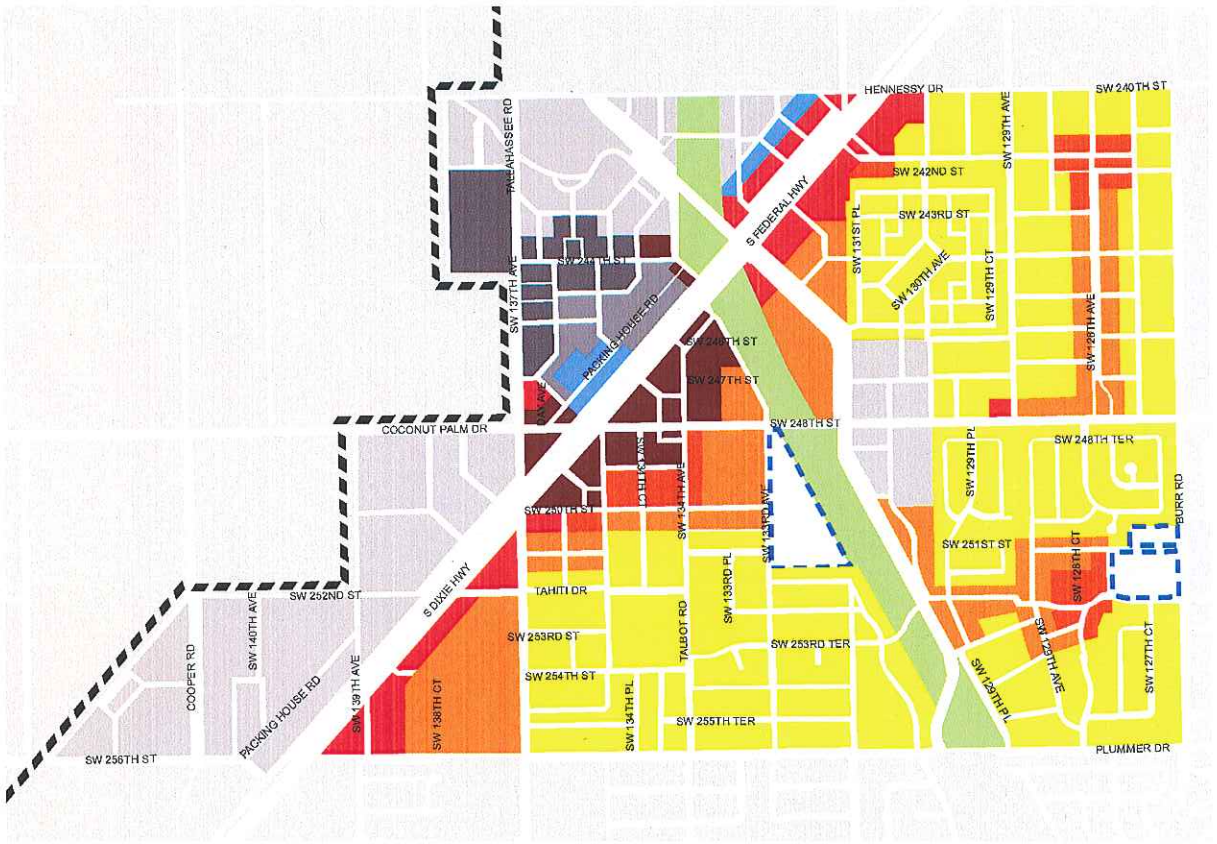


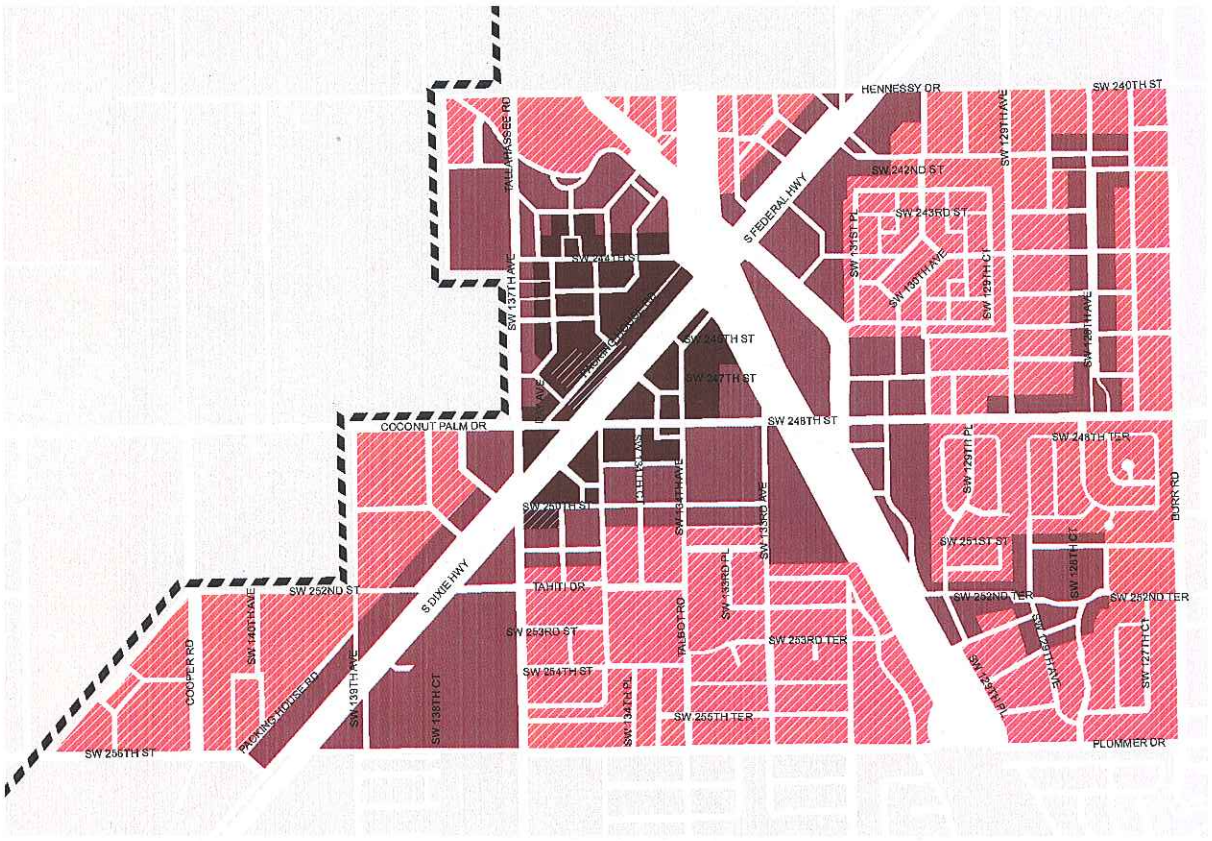
Land Use

- MM Mixed-Use Main Street
- MC Mixed-Use Corridor
- MCI Mixed-Use Corridor/Industrial
- MO Mixed-Use Optional
- RM Residential Modified
- R Residential
- ID Industrial
- SD Special District
- AD Arts District
- Utilities District
- I Institutional

0 500 1,000 2,000 3,000 4,000 Feet

Urban Development Boundary

D. Density Plan



[[~~D~~]] >>E<<. Building Heights Plan

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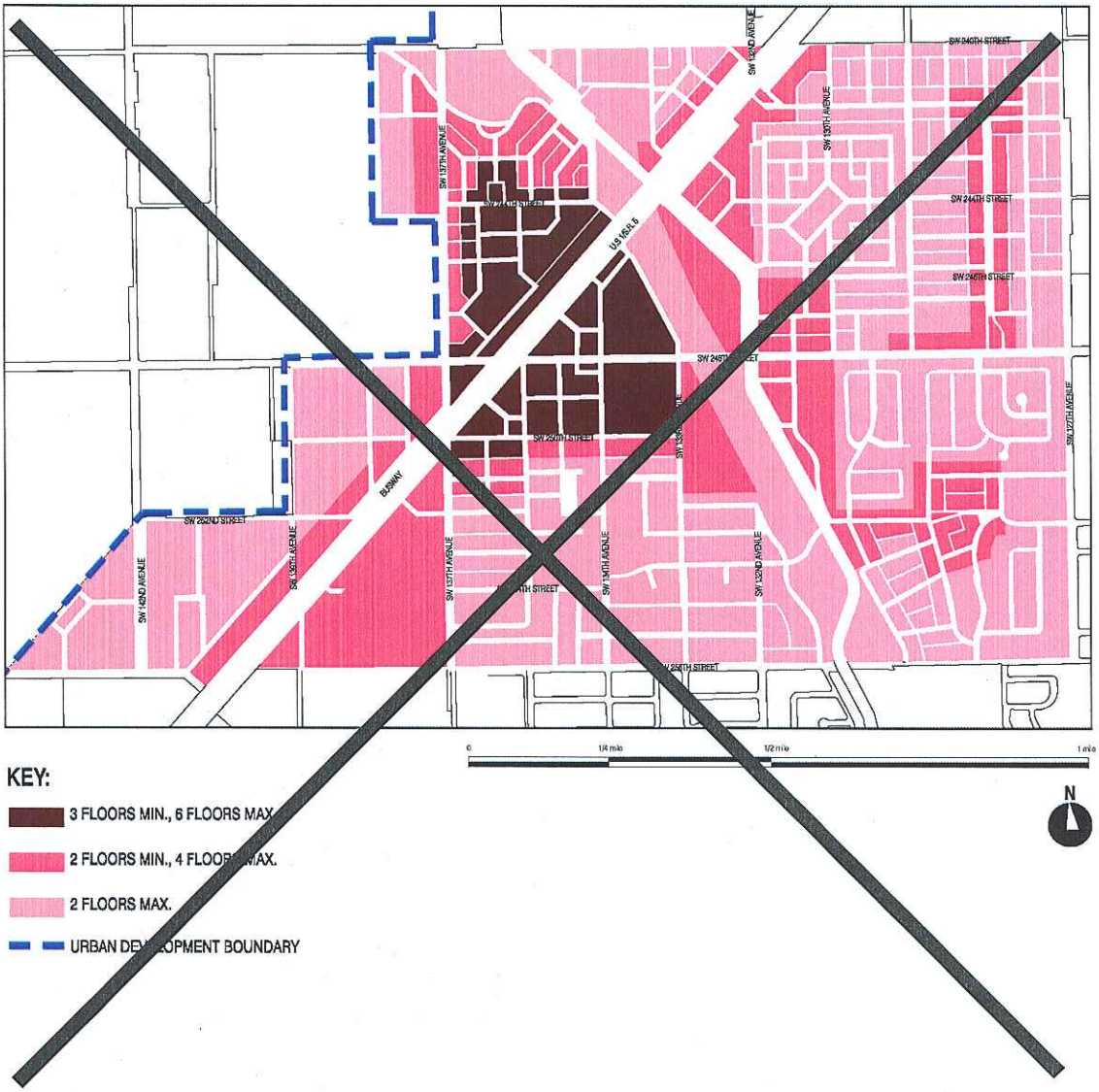

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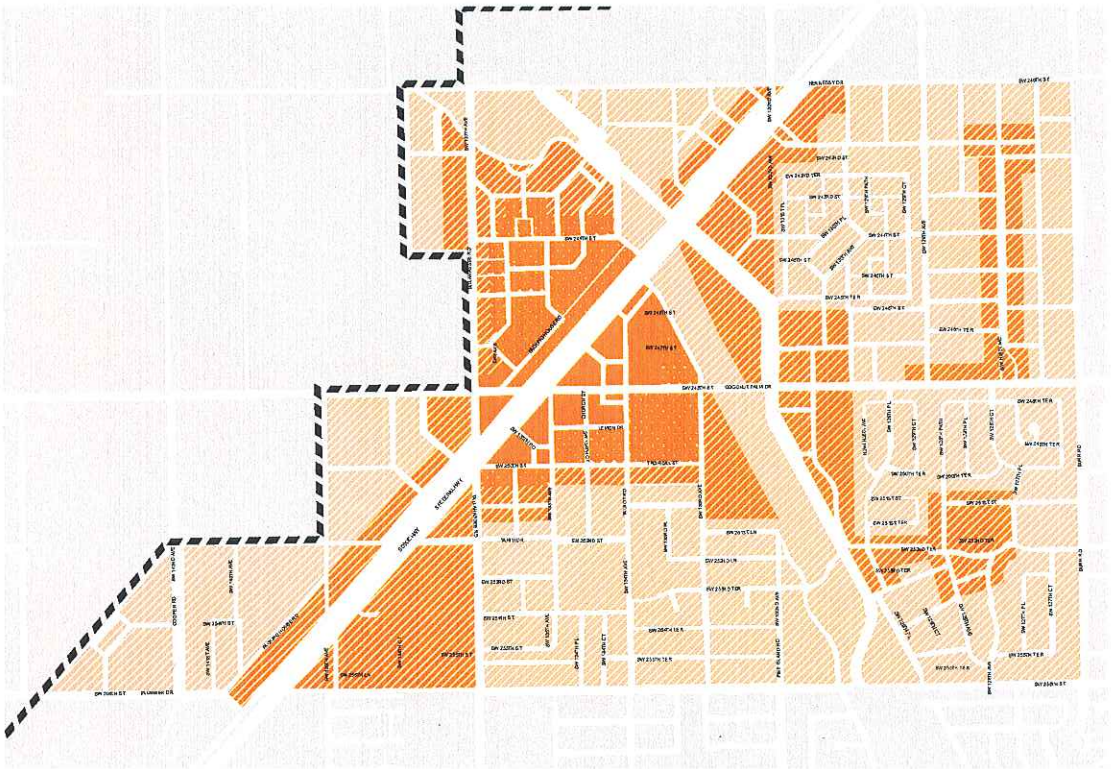
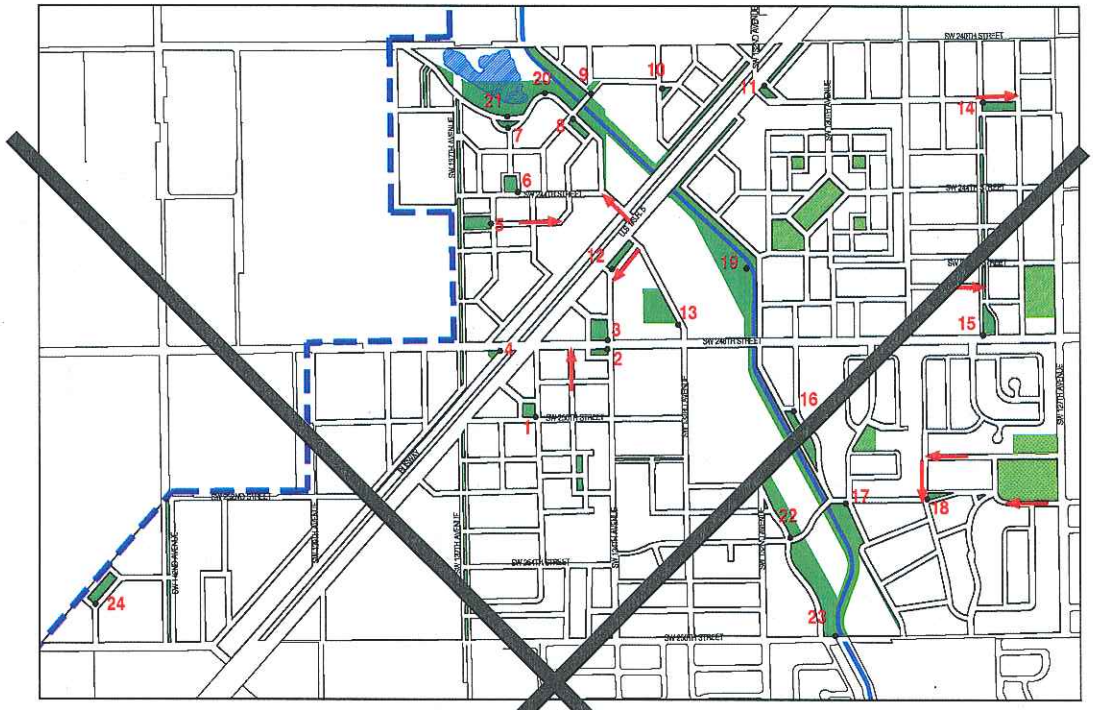

Building Height
Min. 3 - Max. 6 Stories
Min. 2 - Max. 6 Stories
Min. 2 - Max. 4 Stories
2 Stories Max.
0 500 1,000 2,000 3,000 4,000 Feet
Urban Development Boundary

[[~~E~~]] >>F<<. Designated Open Space Plan

[[



KEY:

- PROPOSED BLOCKS — G Green, S Square, P Plaza
- DESIGNATED OPEN SPACE
- EXISTING OPEN SPACE
- MIAMI-DADE PARKS PROPERTY
- EXISTING WATER BODIES
- STREET VISTA
- ANCHOR POINT
- URBAN DEVELOPMENT BOUNDARY

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

No	Type	Area
1	P	12,000 SF
2	S	7,000 SF
3	S	27,000 SF
4	P	4,500 SF
5	G	28,000 SF
6	S	15,000 SF
7	G	7,000 SF
8	G	11,000 SF
9	G	5,000 SF
10	G	7,500 SF
11	G	10,000 SF
12	S	18,000 SF
13	G	69,000 SF
14	S	23,000 SF
15	G	22,000 SF
16	G	39,000 SF
17	G	45,000 SF
18	S	6,500 SF
19	G	85,000 SF
20	G	17,000 SF
21	G	38,000 SF
22	G	50,000 SF
23	G	80,000 SF
24	G	25,000 SF

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● Open Space Anchor Point

→ Street Vista

0 500 1,000 2,000 3,000 4,000 Feet

Urban Development Boundary

Designated Open Spaces

Designated Open Space

Existing Open Space

Exisiting Open Space-Miami-Dade County Park

Number	Type	Area (sq. ft.)	Number	Type	Area (sq. ft.)
1	P	12,000	13	G	69,000
2	S	7,000	14	S	23,000
3	S	27,000	15	G	22,000
4	P	4,500	16	G	39,000
5	G	28,000	17	G	45,000
6	S	15,000	18	S	6,500
7	G	7,000	19	G	85,000
8	G	11,000	20	G	17,000
9	G	5,000	21	G	38,000
10	G	7,500	22	G	50,000
11	G	10,000	23	G	80,000
12	S	18,000	24	G	25,000

G: Green, S: Square, P: Plaza
N/A: Not applicable

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[[~~F~~]] >>G<<. New Streets Plan

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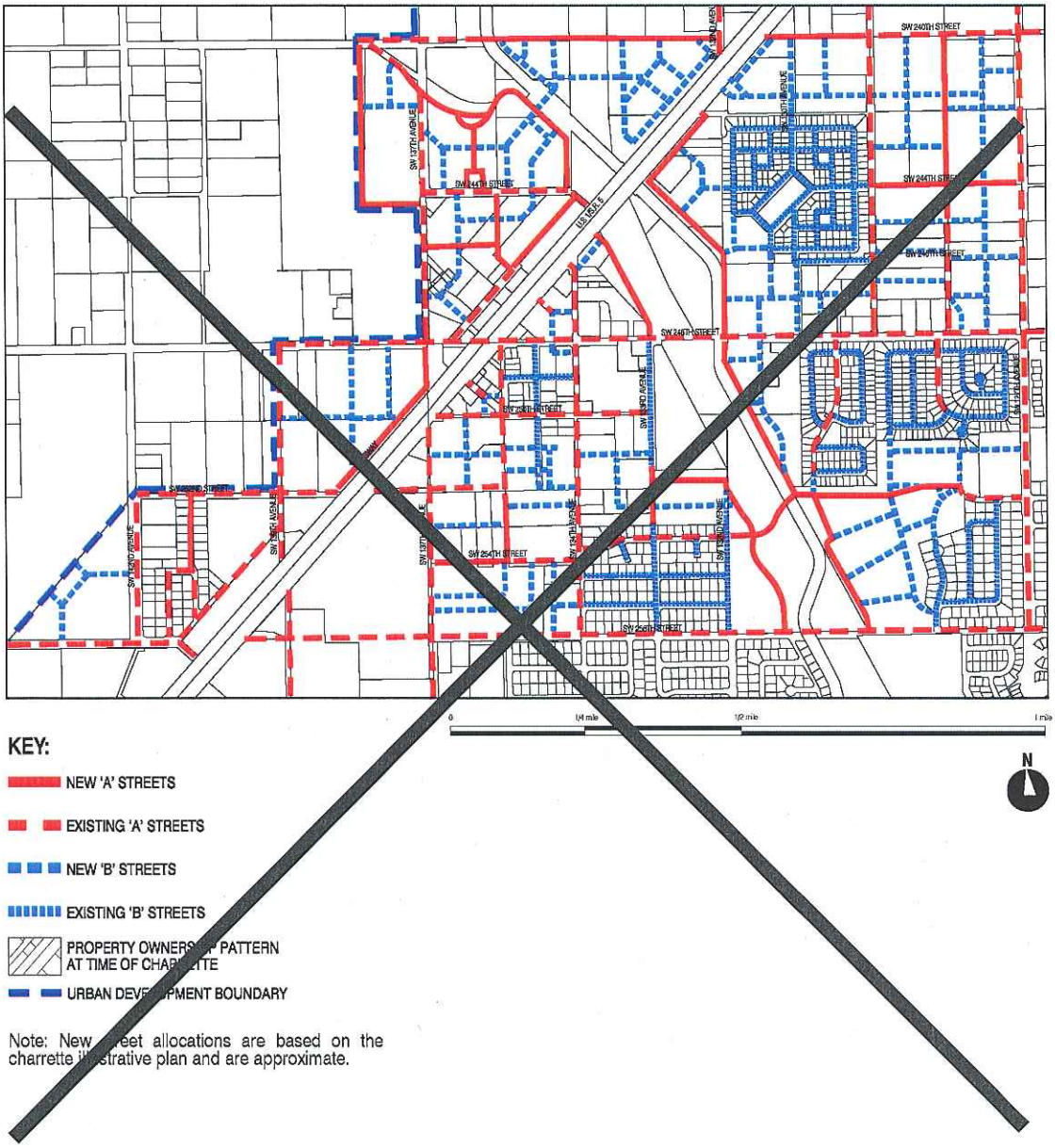

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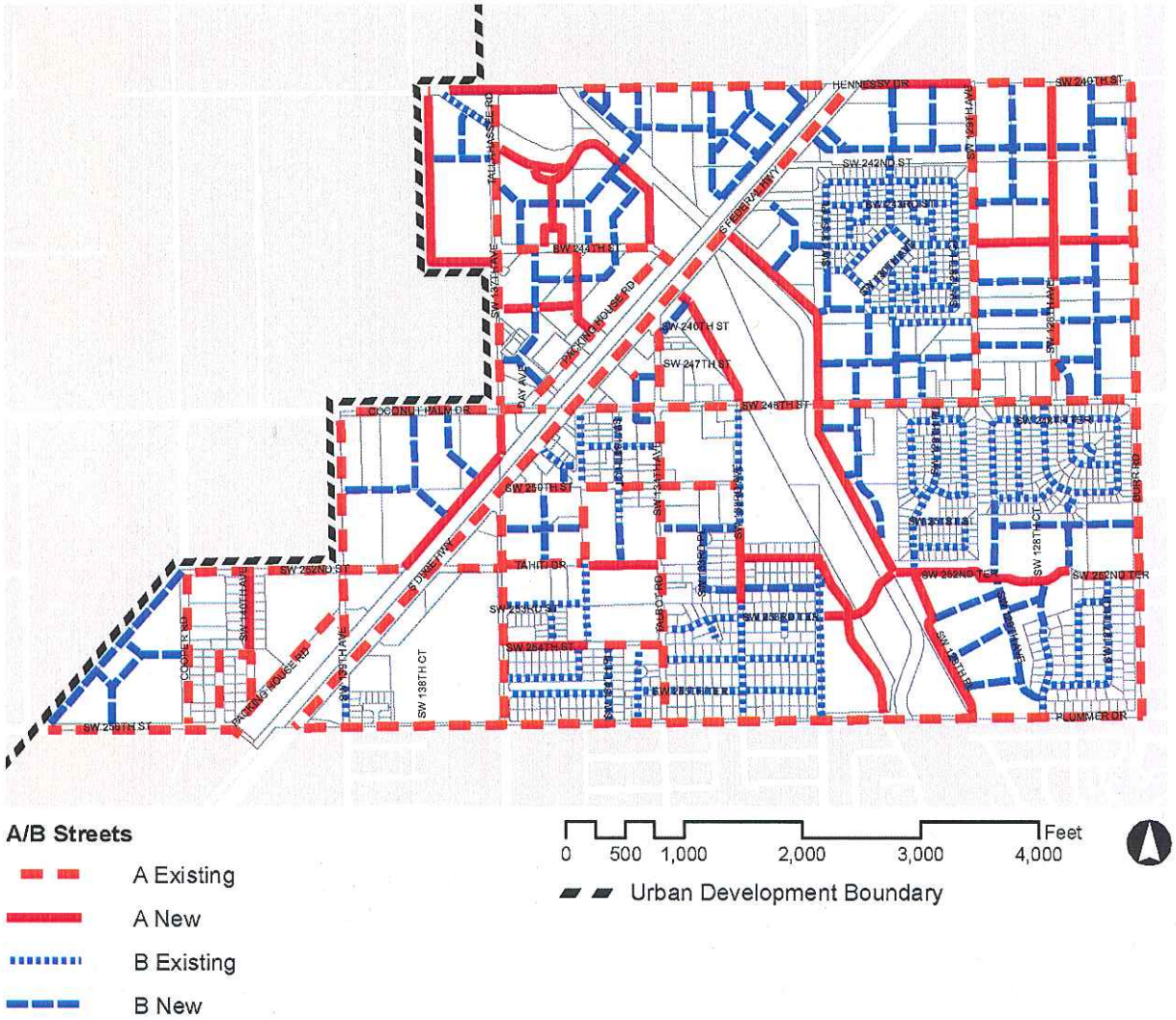
HENNESSY DR
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COCONUT PALM DR
SW 250TH ST
SW 252ND ST
TAHITI DR
SW 252ND TER
SW 254TH ST
SW 256TH ST
PLUMMER DR
PACKING HOUSE RD
S FEDERAL HWY
S DIXIE HWY
SW 138TH CT
SW 128TH CT
A/B Streets
A Existing
A New
B Existing
B New
0 500 1,000 2,000 3,000 4,000 Feet
Urban Development Boundary

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[[~~G~~]] >>H<<. Bike Route Plan

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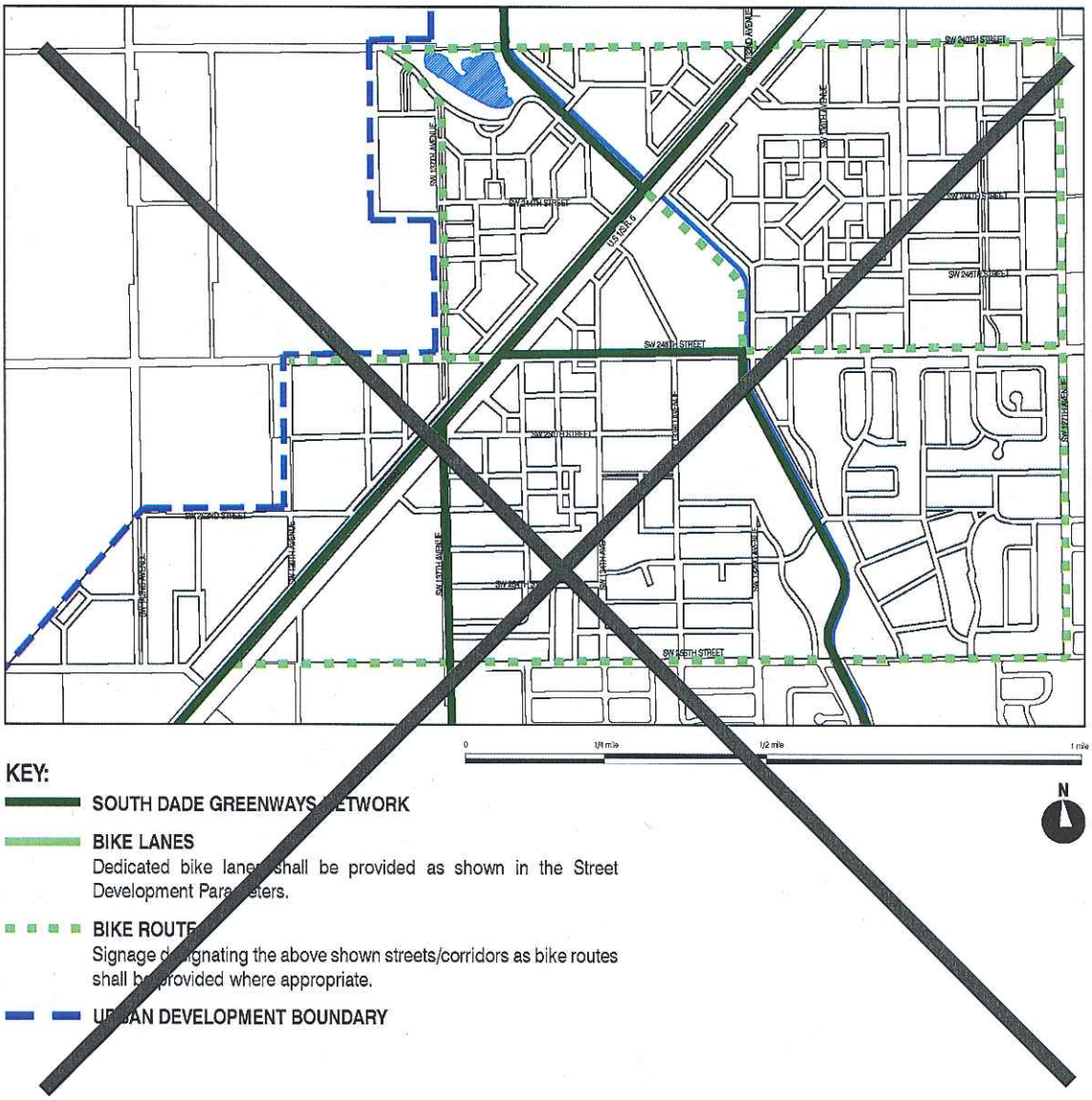

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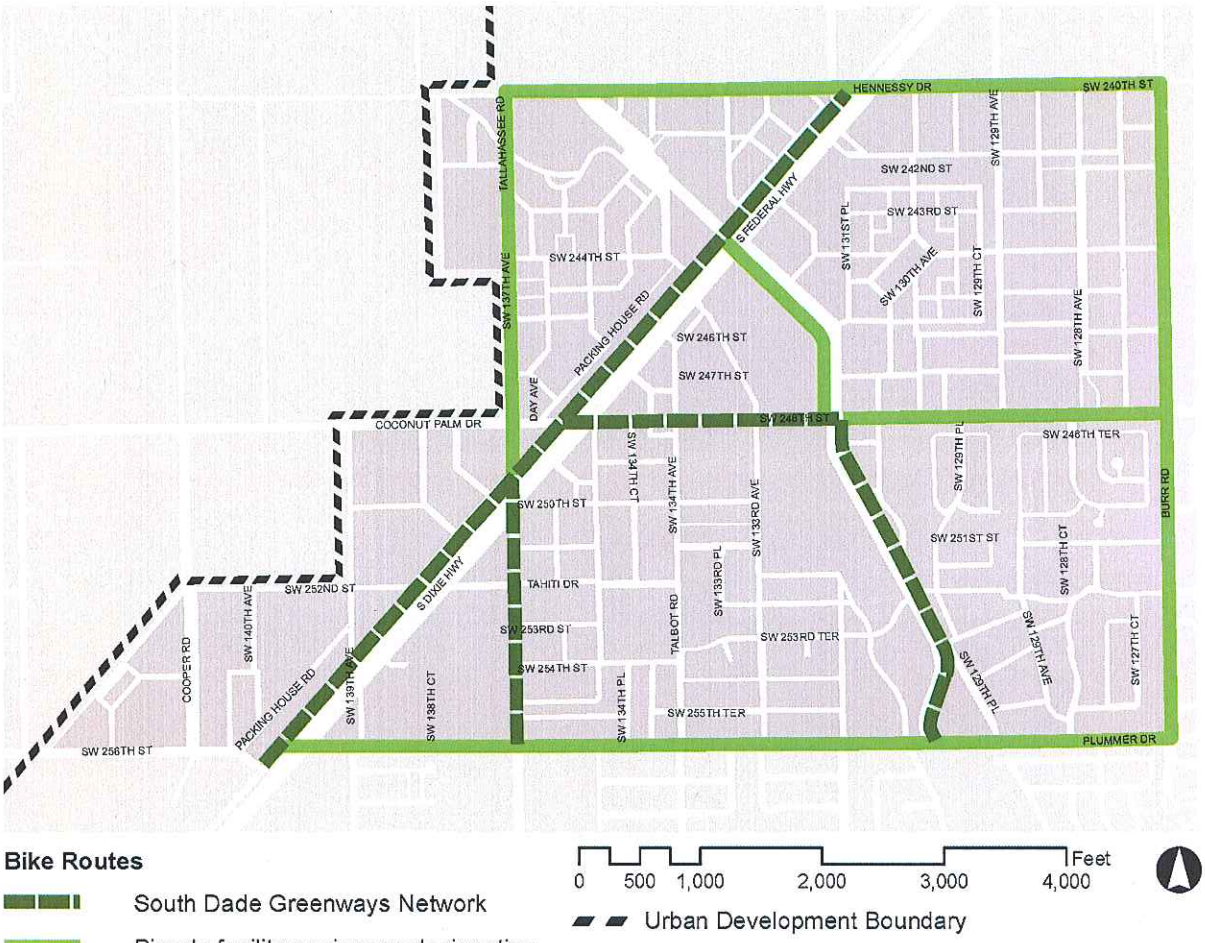

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Section 4. Section 33-284.99.3 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.3. Building Placement and Street Type Development Parameters.

A. All new development and redevelopment within the PCUC District shall comply with the Building Placement and Design Parameters as provided in [[~~section 33-284.85~~]] >>Article XXXIII(K)<< of this code. >>Development in the SD area shall comply with the Mixed-Use Multi-Family

(2) building placement standard set forth therein.<<

B. All new development and redevelopment within the PCUC District shall comply with the [[~~Street Type Parameters~~]] >>Streets, Service Roads and Utilities standards in Article XXXIII(K) and<< as provided herein:

Street type	**Minimum Required Configuration**	
	Core/Center	**Edge**
U.S. 1	As provided in this section	
Main Street	As provided in this section	
Boulevard	Street type 1, parking both sides	Street type 1 or 2
Minor Street	Street type 4, parking one side	Street type 4 or 5
>>Busway Frontage<<	>>As provided in this section<<	
[[~~Service Road~~]]	[[~~As provided in section 33-284.85~~]]	
Pedestrian Passage	As provided in >>this<< section [[~~33-284.85~~]]	

C. [[~~Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required for mixed-use development within the PCUC District~~]] >>The following setbacks shall be required where a Building Placement Standard in Article XXXIII(K) of this code refers to a Frontage Table:<<

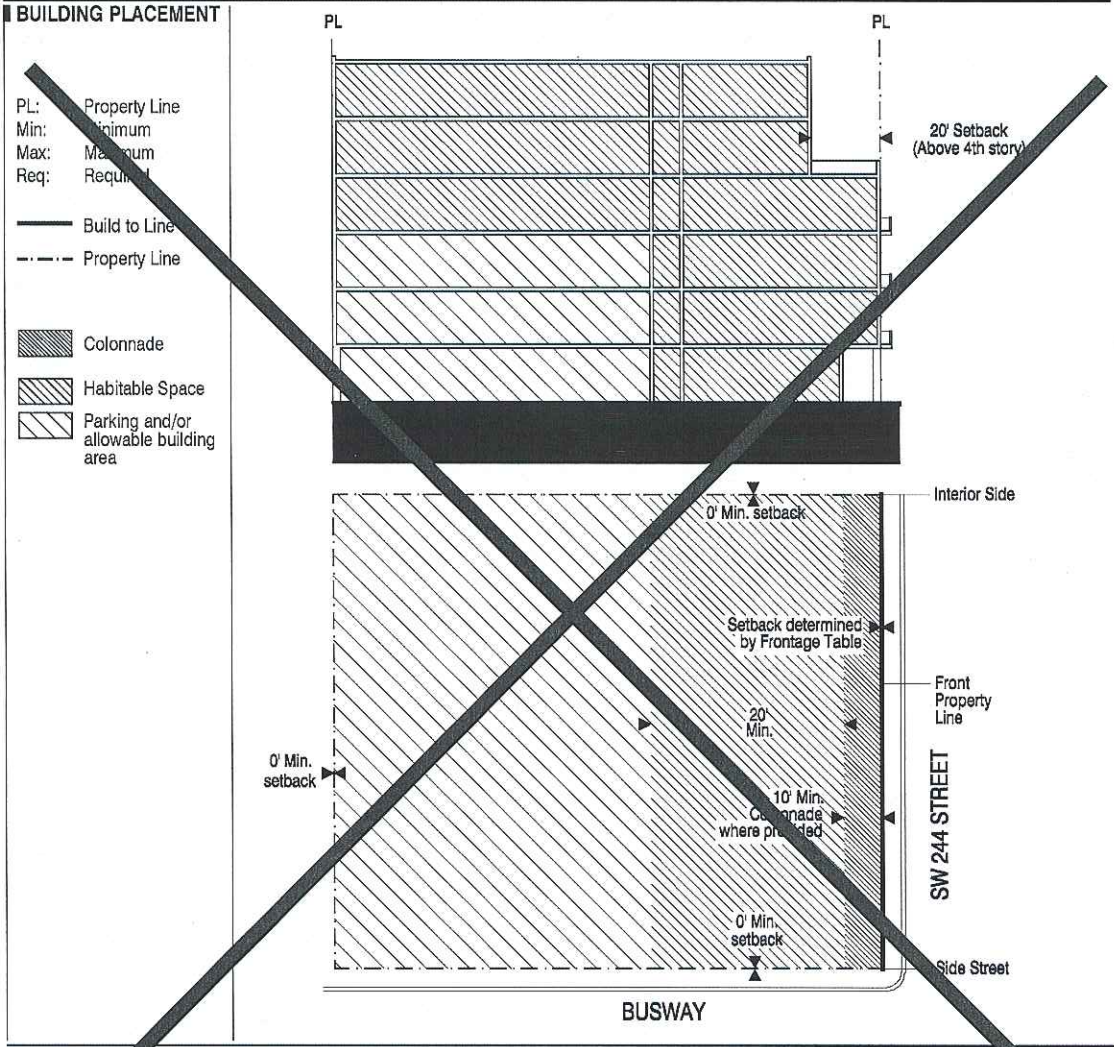
Street type	**Required Setback**		
	Core	**Center**	**Edge**
U.S. 1	6 feet	6 feet	10 feet
Main Street	6 feet	6 feet	10 feet
Boulevard	0 feet	0 feet	10 feet
Minor Street	[[~~10~~]] >>6<< feet	6 feet	10 feet
>>Busway frontage<<	>>6 feet <<	>>6 feet <<	>>N/A<<
[[~~Service Road~~	~~0 feet~~	~~0 feet~~	~~0 feet~~]]
Pedestrian Passage	0 feet	0 feet	10 or 15 feet
>>N/A: not applicable<<			

[[

MARKETPLACE SPECIAL DISTRICT (SD)

CORE/CENTER

BUILDING PLACEMENT



LAND USES	Applies to areas designated SD in the Core and Center Sub-district. For permitted uses refer to Sec. 33-284.99.1.
BUILDING FRONTAGE	80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.
PARKING	All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.
SETBACK	The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. 33-284.99.3(C).
OTHER ELEMENTS	Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. Colonnades shall be a minimum of 10' deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 5' to the curb line.

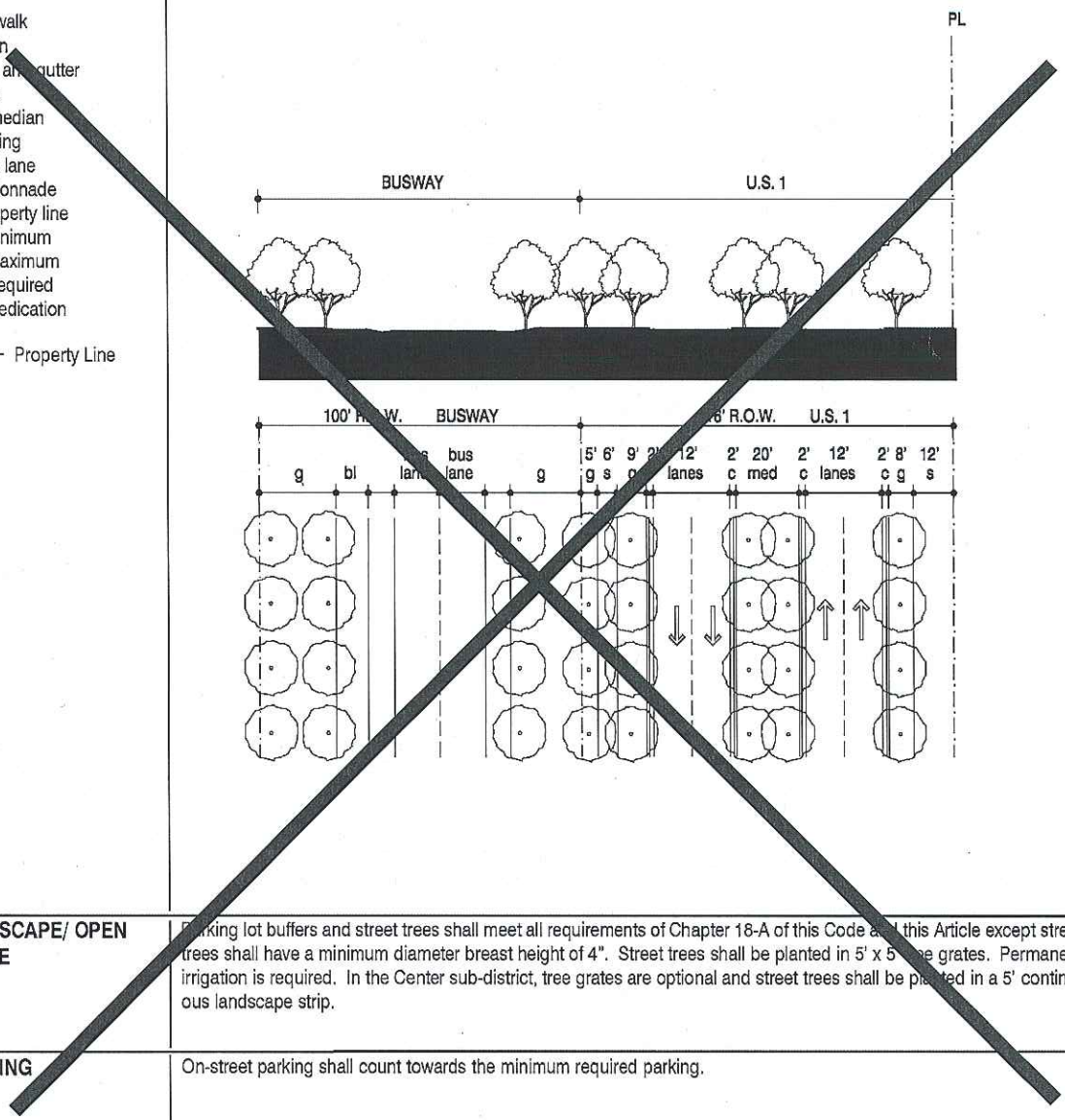
~~*Marketplace Special District*~~
~~*Core/Center*~~

U.S. 1/S.R. 5
CORE/CENTER

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.
In the Center sub-district, the sidewalk shall be a minimum of 7' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

~~*U.S. 1/S.R. 5 Core/Center*~~

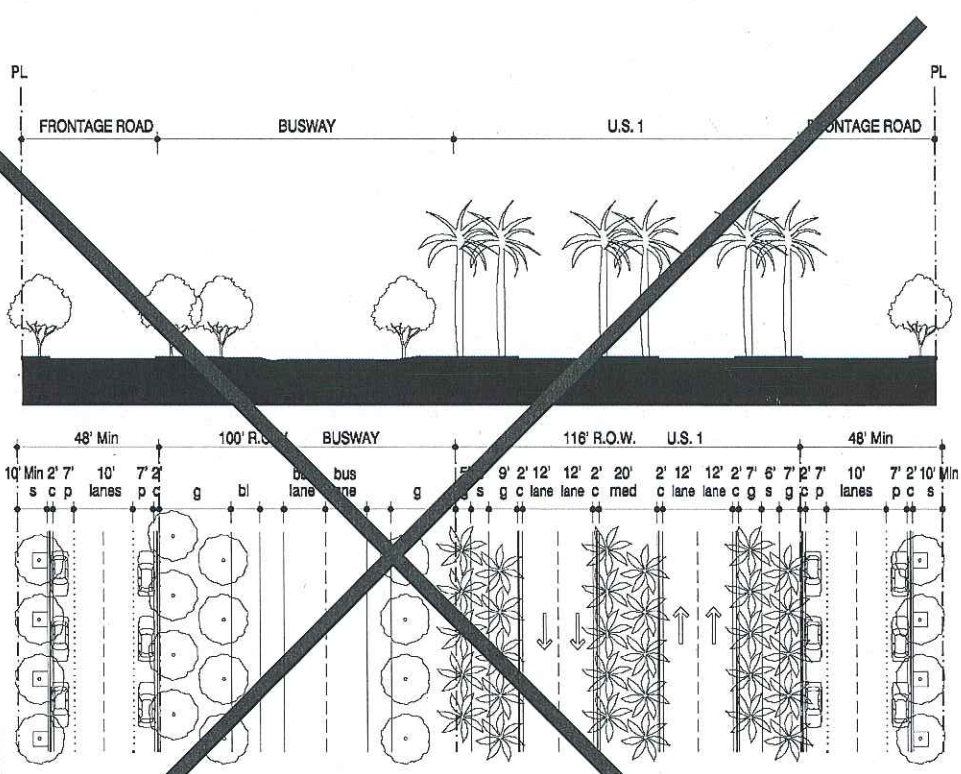
U.S. 1/S.R. 5 (With Frontage Road)

CENTER

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

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On all Boulevard intersections, the median shall have a mountable curb.
In the Center sub-district, the sidewalk shall be a minimum of 7' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

~~*U.S. 1/S.R. 5 (With Frontage Road) Center*~~

SW 248 STREET/MAIN STREET
CORE/CENTER

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
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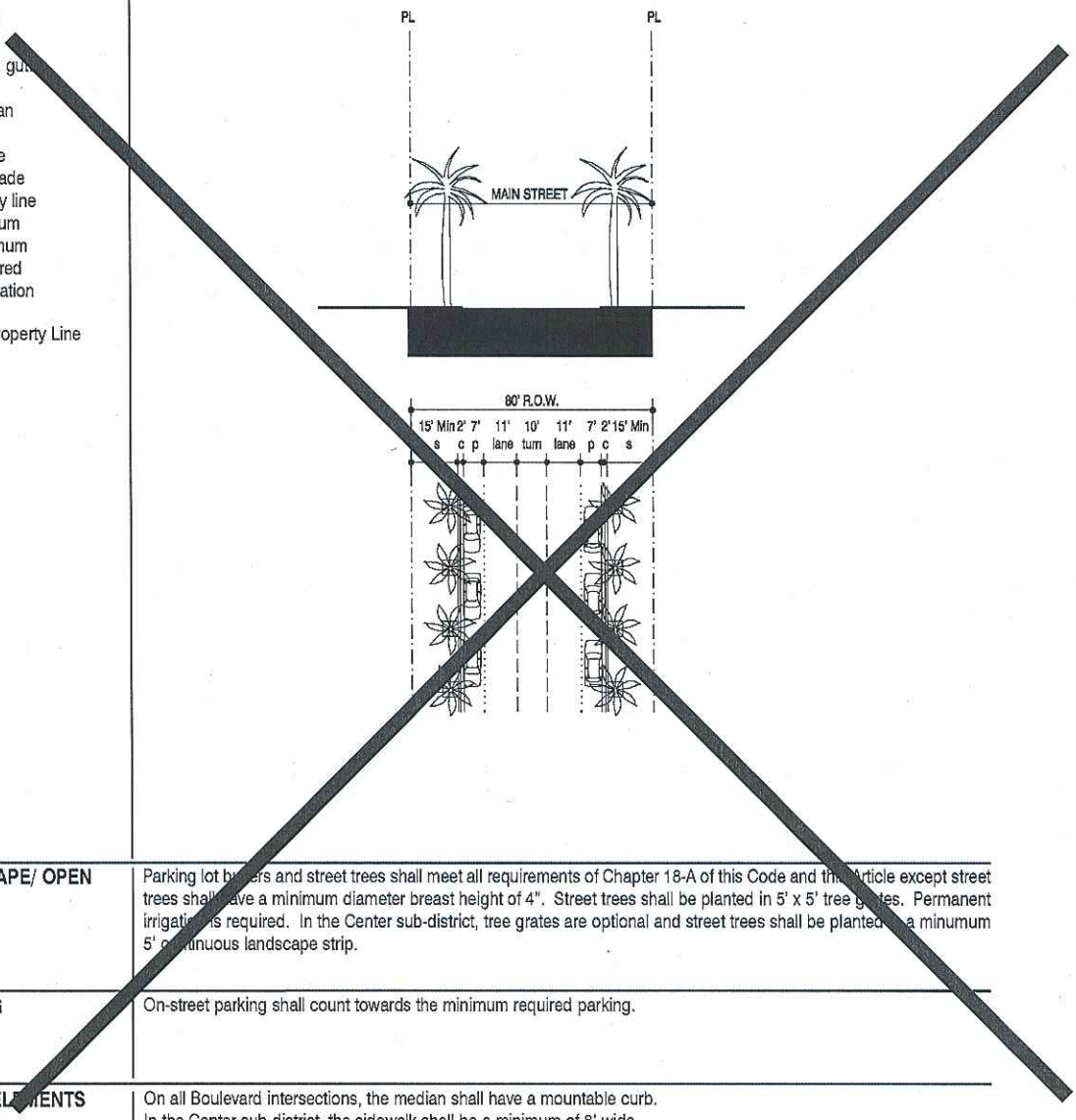
- - - - - Property Line



LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a minumum 5' continuous landscape strip.
PARKING	On-street parking shall count towards the minimum required parking.
OTHER ELEMENTS	On all Boulevard intersections, the median shall have a mountable curb. In the Center sub-district, the sidewalk shall be a minimum of 8' wide. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

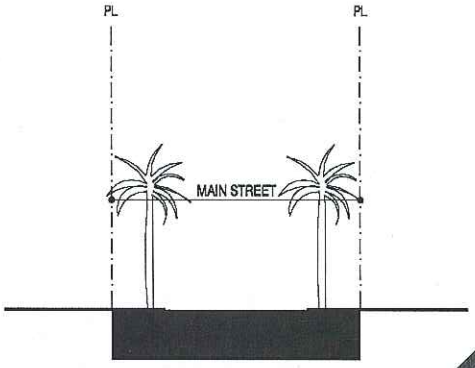
~~*SW 248 Street/Main Street Core/Center*~~

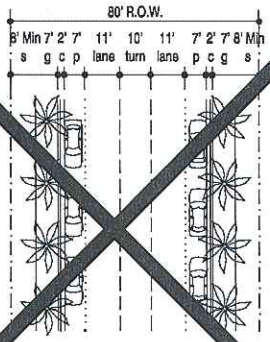
SW 248 STREET/MAIN STREET
EDGE

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication

– · – · – Property Line



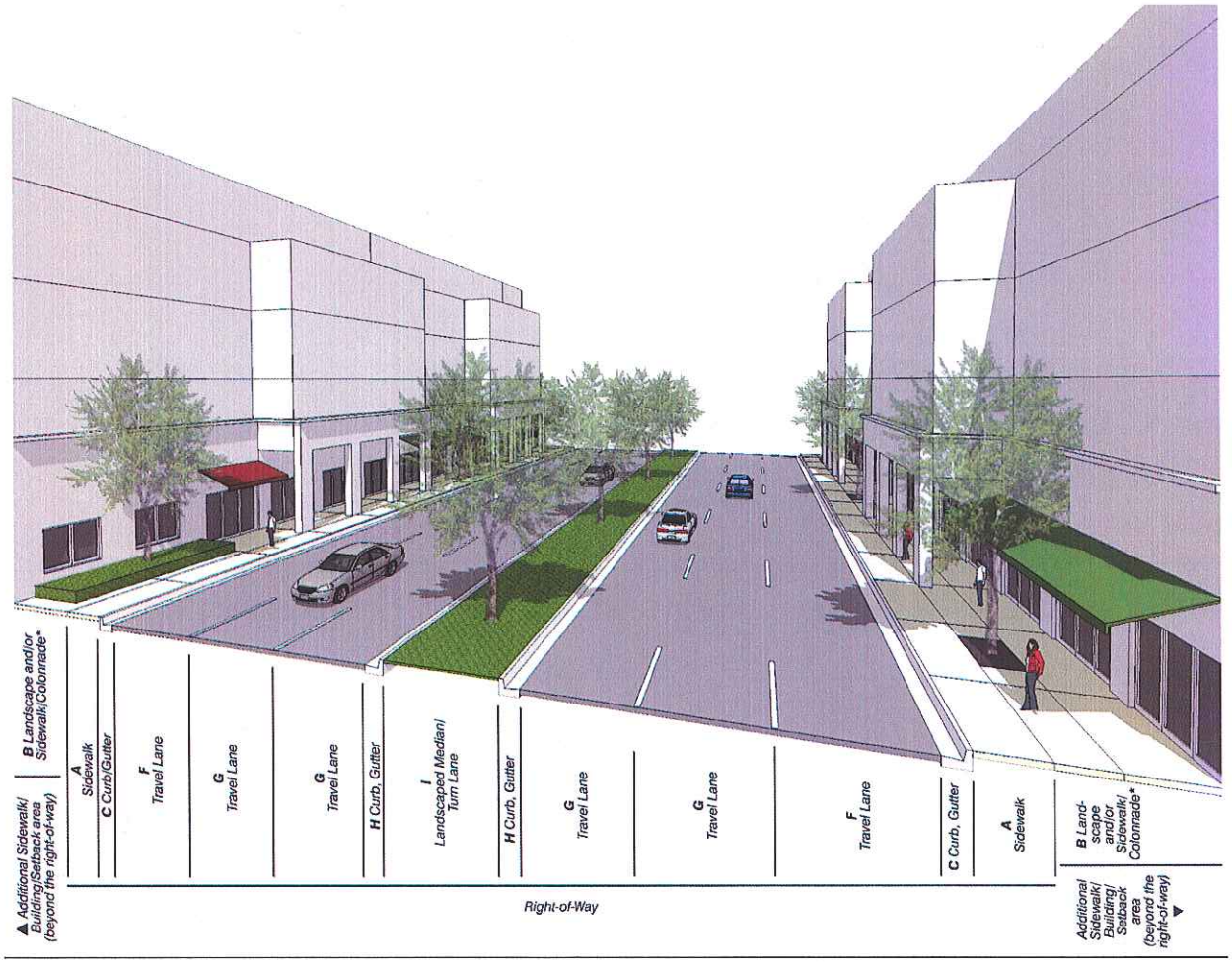


LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a minimum 7' continuous landscape strip.
PARKING	On-street parking shall count towards the minimum required parking.
OTHER ELEMENTS	On all Boulevard intersections, the median shall have a mountable curb. In the Edge sub-district, the sidewalk shall be a minimum of 8" wide. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

~~*SW 248 Street/Main Street Edge*~~]]

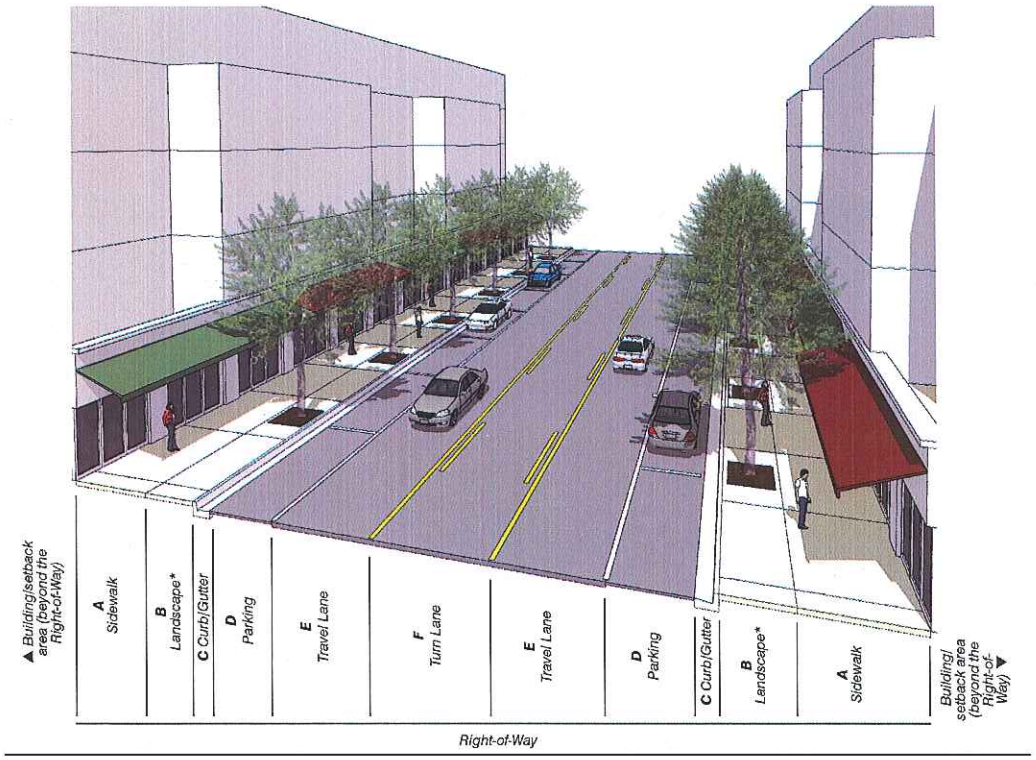
>>D. Street Types Development Parameters.

U.S. 1



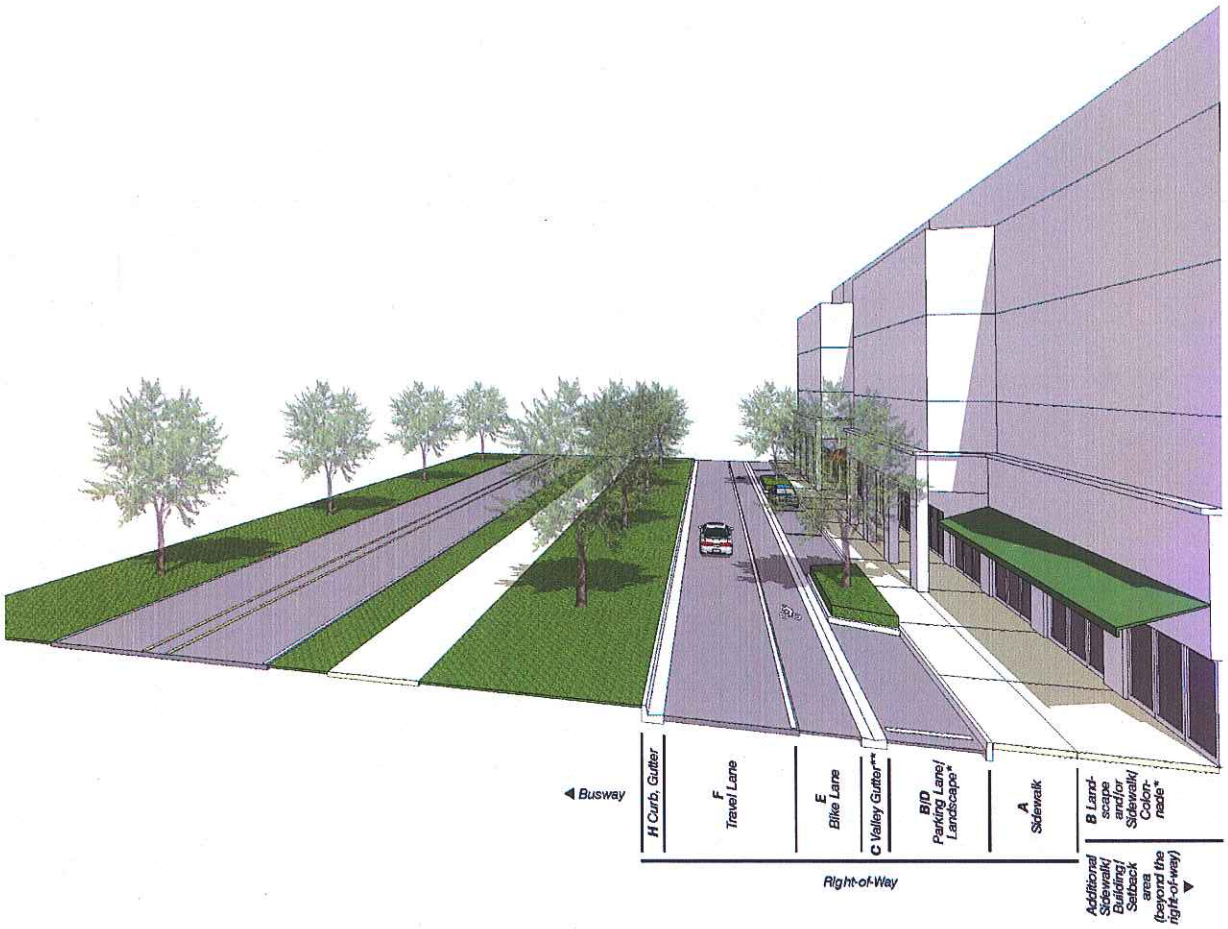
* Refer to column B in Street Types Table for required landscape elements.

Main Street



* Refer to column B in Street Types Table for required landscape elements.

Busway Frontage



* Refer to column B in Street Types Table for required landscape elements.

** Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.

Pedestrian Passage

* Refer to column B in Street Types Table for required landscape elements.

Street Type	Required Elements							
	A. Sidewalk (Min.)	B. Land-scape [b, c, d]	C. Curb/ Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/ Gutter [e]	I. Median/Turn Lane
U.S. 1 *Core/Center*	5'[a]	Tree grates; tree planters; continuous landscape strip (Center only)	2'	N/A	N/A	12'	2'	6' (Median) 10' (Turn Lane)
Main Street *Core/Center*	Core: 10'[a] Center: 8'[a]	Tree grates; tree planters; continuous landscape strip (Center only)	2'	7'	N/A	11'	2'	10'
Main Street *Edge*	8'[a]		2'	7'	N/A	11'	2'	10'
Busway Frontage *Core/Center*	5'[a]	Tree grates; tree planters	2'	7'	N/A	11'	N/A	N/A
Pedestrian Passage	20'	Tree grates; tree planters	N/A	N/A	N/A	N/A	N/A	N/A
N/A: Not Applicable [#] Footnote (as provided below)								

Footnotes:

a. Landscape area is exclusive of the minimum sidewalk width.

b. Street trees shall have a minimum caliper of six (6) inches at time of planting.

c. Permanent irrigation is required.

d. Tree grates shall have a minimum area of twenty-four (24) square feet; tree planters shall have a minimum area of thirty-two (32) square feet; continuous landscape strips

shall have a minimum width of six (6) feet in the Center Sub-district, eight (8) feet in the Edge Sub-district.

e. In all Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of arterials, boulevards and Main Street; in Core and Center Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of minor streets.

g. Bike lanes shall be four (4) feet in width when adjacent to curb or swale; five (5) feet in width when adjacent to a parking lane.

h. The minimum required width of one-lane/one-way travel lanes shall be determined by the Department of Public Works and Waste Management and Fire Rescue Department on a case-by-case basis during the Administrative Site Plan Review process (ASPR).<<

Section 5. Sec. 33-284.99.5 of the Code of Miami-Dade County, Florida, is hereby amended:

Section 33-284.99.5. Non-conforming Structures, Uses, and Occupancies.

[[~~Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the PCUC District that either (1) was existing as of the date of the district boundary change on the property to PCUC District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the PCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.~~]]

>>Non-conforming Structures, Uses, and Occupancies shall be governed by the provisions of Section 33-284.89.2 of this chapter.<<

Section 6. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 7. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 8. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: November 17, 2015

Approved by County Attorney as to form and legal sufficiency: APW

Prepared by:

Dennis A. Kerbel