

Memorandum



Date: (Public Hearing 2-2-16)
January 20, 2016

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

From: Carlos A. Gimenez
Mayor 

Subject: Proposed Zoning Ordinance Amending the Cutler Ridge Metropolitan Urban Center
Zoning District – Zoning Hearing Application No. Z15-068 by Miami-Dade County
and Caribbean Village, Ltd

Agenda Item No. 5(G)

Ordinance No. 16-13

Attached please find materials related to a zoning application filed in accordance with Section 33-284.89.3 of the Code of Miami-Dade County regarding "Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan."

The material consists of a proposed ordinance containing the applicants' revisions to the Cutler Ridge Metropolitan 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 creates no fiscal impact To Miami-Dade County and is not anticipated to have a specific social equity benefit or burden as described by Ordinance No. 15-83 as the proposed expansion of the boundaries as well as the proposed updates to the regulations are compatible with that of the development occurring within the Metropolitan Urban Center and consistent with the Comprehensive Master Development Plan.

Attachment



Jack Osterholt
Deputy Mayor

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH 15-068

Recommendation Summary for Cutler Ridge Metropolitan Urban Center District (CRMUCD)	
Commission District	9
Applicant	Miami-Dade County and Caribbean Village, Ltd.
Summary of Requests	<ol style="list-style-type: none"> 1) To expand the boundaries of the Cutler Ridge Metropolitan Urban Center District (CRMUCD) to include a property located on the north side of SW 200th Street (Caribbean Boulevard) between SW 110th Court and SW 200th Drive (Busway) and designate said property as Mixed-Use Corridor (MC), with a maximum residential density of 82 dwelling units per acre, and a maximum height of 8 stories. 2) To amend the Cutler Ridge Metropolitan Urban Center District (CRMUCD) 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 Mixed-Use Industrial (MCI) category for certain properties within the District; (3) introduce a regulating plan that addresses residential densities (Density Plan); (4) update the Uses; Building Placement and Street Type Development Parameters; General Requirements; and Nonconforming Structures, Uses and Occupancies Sections of Article XXXIII(P) of the Code.
Location	Generally located south of SW 196 th Street, west of SW 112 th Avenue and South Dade Busway, north of Black Creek Canal (C-1) and east of SW 114 th Court, Miami-Dade County, Florida.
Property Size	±81.5-acres
Existing Zoning	RU-4 and CRMUCD
Existing Land Use	Mixed-use
2015-2025 CDMP Land Use Designation	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
Recommendation	Approval

REQUEST:

The two requests associated with this application are described as follows:

- 1) To expand the boundaries of the Cutler Ridge Metropolitan Urban Center District (CRMUCD) to include a property located on the north side of SW 200th Street (Caribbean Boulevard) between SW 110th Court and SW 200th Drive (Busway) and designate said property as Mixed-Use Corridor (MC), with a maximum residential density of 82 dwelling units per acre, and a maximum height of 8 stories.

- 2) To amend the Cutler Ridge Metropolitan Urban Center District (CRMUCD) 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 Mixed-Use Industrial (MCI) category for certain properties within the District; (3) introduce a regulating plan that addresses residential densities (Density Plan); (4) update the Uses; Building Placement and Street Type Development Parameters; General Requirements; and Nonconforming Structures, Uses and Occupancies Sections of Article XXXIII(P) of the Code.

PROPERTY HISTORY & DESCRIPTION:

On October 10, 2006, the Board of County Commissioners adopted Ordinance No. 06-152, which established the **Cutler Ridge Metropolitan Urban Center District (CRMUCD) Regulations** that implemented the land use recommendations of the previously held Cutler Ridge Charrette. The CRMUCD provides the regulatory framework for all development within the unincorporated portion of the Cutler Ridge area in Southeastern Miami-Dade County. The properties within the CRMUCD boundaries were rezoned to the CRMUCD on March 22, 2007 pursuant to Resolution No. Z-5-07.

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. Among other changes, the updated regulations standardized the regulations for all of the individual Urban Center Districts, including the permitted uses, building placement and street type development parameters, and the regulations governing nonconforming uses and structures. As a result, all individual Urban Center Districts need to be amended to conform to Ordinance No. 12-86. However, no formal process existed 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. As previously noted, the proposed amendments included in this application will bring the Cutler Ridge Metropolitan Urban Center District ordinance into conformity with the updated standards.

In addition, the ordinance expands the District's boundaries to include a site located along the South Dade Busway within the urban center. The proposed expansion consists of two properties located on the north side of SW 200th Street (Caribbean Boulevard) between SW 110th Court and SW 200th Drive, immediately east of the South Dade Busway that are currently vacant and zoned RU-4, High Density Apartment House District. The respective folios are 30-6006-049-0020 and 30-6006-049-0030. These properties have been zoned RU-4 since 1966.

RECOMMENDATION:

Regarding the proposed expansion of the CRMUCD boundaries, Staff notes the following:

The Land Use Plan Map of the County's 2020-2030 Comprehensive Development Master Plan (CDMP) designates the area surrounding the Miami-Dade Transit Busway Station located at U.S.1 and SW 112th Avenue/Allapattah Road as the CRMUCD. The interpretative text of the CDMP states that the area developed as a designated Metropolitan Urban Center shall extend to one-half mile radius around the core or central transit station. The properties considered for the expansion of the CRMUCD are located within said CDMP radius and directly on the Busway at one of the three major intersections along the U.S. 1 corridor within the CRMUCD – U.S. 1

and SW 200th Street/Caribbean Boulevard. Said properties are also directly across from lands designated CRMUCD, thus rendering the properties contiguous. The proposed designation of said properties to MC, Mixed-Use Corridor, with a density of 82 dwelling units per acre is supportive of the objective of achieving mixed-use, transit-oriented development within the urban centers. The current zoning of said properties limits the development to that of the multi-family residential type without the mixed-use component and to a density of 50 dwelling units per acre. In Staff's opinion, the proposed expansion of the CRMUCD boundaries to include said properties is **compatible** with that of development occurring within the Metropolitan Urban Center radius and **consistent** with the CDMP's polices governing mixed uses and intensification within urban centers.

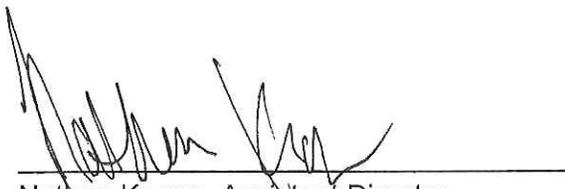
Regarding the proposed updates to the CRMUCD regulations:

Aside from the expansion, the primary purpose of the modifications to this ordinance is to bring the CRMUCD regulations into 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 CRMUCD allowable development thresholds.

Regarding the updates to the Land Use regulating plan, the original CRMUCD included a "Land Use Frontage Plan" rather than a "Land Use Plan," as is the case for the balance of the Urban Center Districts. On a frontage-based plan, land uses are guided by street frontages rather than an area or property-based designation. The proposed update replaces the frontage-based plan with a "Land Use Plan" and introduces the Mixed-Use Industrial (MCI) land use category, which incorporates industrial uses. In addition, the updated Land Use Regulating Plan changes the designation of some properties located on the west side of South Dade Busway, south of the Allapattah Road intersection, from Industrial (I) and Mixed-Use Corridor (MC) to MCI. This new designation is consistent with the mixed uses authorized in the original CRMUCD for these properties.

As previously stated, Staff notes that the proposed updates to the CRMUCD Regulations are primarily designed to bring CRMUCD into conformance with the SUCO update and are **technical in nature**.

Staff notes that the proposed regulating plan updates are **consistent** with the CDMP and **compatible** with the surrounding area, and therefore Staff recommends approval of the updates to the CRMUCD.



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

Memorandum



Date: July 30, 2015

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: BCC #Z2015000068
Miami-Dade County & Caribbean Village, Ltd.
Northeast Corner of SW 110th Court and SW 200th Street (Caribbean Blvd.)
DBC from RU4 to Cutler Ridge Metropolitan Urban Center Nixed - use corridor
(RU-4) (3.41 Acres)
06-56-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Services

The subject area is located within the Miami-Dade Water and Sewer Department (MDC-WASD) water franchise service area. A 16-inch water distribution main abuts the property along SW 110th Court and an 8-inch water distribution main abuts the property along South Dixie Highway.

The source for this water supply is the MDC-WASD's Alexander Orr Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDC-WASD's sanitary sewer franchise service area. The property is abutted by an 8-inch gravity main along Caribbean Boulevard and SW 110th Court. There is also a 12-inch force main on the east side of the property, along and crossing South Dixie Hwy.

The sewer flow from the abutting 8-inch gravity main is directed to pump station 30-0639, then to pump station 30-0552, then the sewer flow finalizes in South District Wastewater Treatment Plant.

Pump station 30-0639 and 30-0552 are operating under OK status, with a proposed Nominal Average Pump Operating Time of 5.61 hours and 5.04 hours respectively.

The sewer flow from the 12-inch force main goes to South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations, as well as the South District Wastewater Treatment Plant, are owned and operated by MDC-WASD. The pump stations listed above are currently working within the mandated criteria set forth in the New Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013. At this time the South District Wastewater Treatment Plant has sufficient capacity to treat proposed sewer flow.

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact these agencies for further information regarding permitting procedure and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

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Memorandum



Date: October 05, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2015000068
Name: Miami Dade County & Caribbean Village, Ltd.
Location: SW 200 St. & SW 110 Ct.
Section 06 Township 56 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objection.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

Memorandum



Date: July 29, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate *Maria A. Valdes*
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments – Miami Dade County & Caribbean Village
Application # Z2015000068 – (Pre-app. Z15P-113)

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find initial comments for the subject project. These comments do not affect the Zoning process. The applicant is advised to consult with their engineer and the MDWASD Plans Review staff to finalize points of connection.

Application Name: Miami-Dade County & Caribbean Village

Location: The proposed project is located on approximately 3.41 Acres at SW 110th Court and SW 200th Street with Follos No. 30-6006-049-0020 and 30-6006-049-0030, in unincorporated Miami-Dade County.

Proposed Development: 124 affordable elderly housing units and 126 multi-family units for a total of 250 apartments.

The estimated total water demand for the proposed project will be 37,500 gpd.

Water: The proposed development is located within the MDWASD water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

Per MDWASD Letter of Availability (L.O.A.) No. 14-301202 issued on November 3, 2014, the applicant may connect to an existing 16-inch water main located in S.W. 200th Street and SW 200th Drive and extend a 12-inch water main northeasterly in SW 200th Drive to the northeastern corner of the property, interconnecting to an existing 10-inch water main at that location. In addition, the applicant may connect to an existing 16-inch water main in SW 200th Street, east of SW 110th Court and extend a 12-inch water main westerly in SW 200th Street to SW 110th Court, thence northerly in SW 110th Court to the northwestern corner of the property, interconnecting to an existing 6-inch water main at that location. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections will be provided at the time the applicant request a MDWASD Agreement.

A Water Supply Certification (WSC) from MDWASD will be required for the proposed development. Said Certification will be issued at the time the MDWASD Agreement is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. Also, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. Furthermore, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit per Section 8A-381 (c) of the Miami-Dade County Code

For more information about our Water Conservation Program please go to
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the MDWASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

Per the MDWASD L.O.A. No. 14-301202, there are previously existing sewer laterals for this property. If this site requires a new sewer connection, then the applicant may connect to an existing 8-inch gravity sewer main in SW 110th Court, abutting the western boundary of the property and/or within the subject property. Please note that final points of connection for this project will be issued at the time the applicant request a MDWASD Agreement.

Additionally, as noted in the L.O.A., there are sewer mains located within the property, either in dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 639. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 5.19 hrs. to 5.56 hrs. The Moratorium Code status for said pump station is OK.

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No.

1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: July 22, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Caribbean Village, Ltd (#15_068)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Miami-Dade County, as a long term lease to Caribbean Village, Ltd* a subsidiary of Pinnacle Housing Group, are requesting a district boundary change from High Density Apartment House (RU-4) to Cutler Ridge Metropolitan Urban Center (CRMUC) to permit a 250-unit multiple family development.

Location: The subject property is located at the northeast corner of Caribbean Boulevard (SW 200th Street) and SW 110th Court, in Miami-Dade County, Florida.

Size: The subject property is approximately 3.41 acres in size.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination Issued on September 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. Development on the property meets the County Code definition of multi-family

residential establishment. Pursuant to Chapter 15 of the Code, multi-family residential establishments must meet the following requirements:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: November 3, 2015

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M. I. Nardi*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2015000068: MIAMI DADE CO & CARIBBEAN VILLAGE (Z15P-113)
Revised Letter of Intent Submitted Dated Stamped Received 9-3-2015

Application Name: MIAMI DADE CO & CARIBBEAN VILLAGE

Project Location: The site is located in that area LYING NORTH OF SW 200 STREET, BETWEEN BUSWAY AND SW 110 AVENUE, Miami-Dade County.

Proposed Development: The request is for ZONE CHANGE TO CUTLER RIDGE URBAN CENTER.

Impact and Demand: This application proposes 250 multi-family dwelling units. This total development has the potential to impact of up to 1.6 acres to the level of service for this park benefit district. The development will include private outdoor recreation and gymnasium for the residents.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum



Date: July 29, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2015000068 – Miami-Dade County and Caribbean Village, Ltd.

According to the letter of intent dated July 6, 2015, the applicant is seeking to rezone an approximate 3.41 acre parcel of land lying on the northeast corner of SW 110 Court and SW 200 Street from RU-4 (High Density Apartment House District) to Cutler Ridge Metropolitan Urban Center (CRMUC) in order to construct a 250 unit apartment building as well as a 445 space parking garage adjacent to the Busway. The parking garage will accommodate the required parking for the apartment building as well as provide parking for Busway patrons.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **68** fire and rescue calls annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving this area will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2014, the average travel time to the vicinity of the proposed development was **5:54** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
34	10850 SW 211 Street	Rescue, Aerial	7
5	9201 SW 152 Street	Rescue, Engine	7
55	21520 SW 87 Avenue	Engine	4
70	11451 SW 248 Street	Rescue	4

SITE PLAN REVIEW:

- (A) On May 6, 2015, the Fire Engineering & Water Supply Bureau reviewed and disapproved the site plan in connection with Pre-Application Z2015P00113 which encompasses the same property as the subject DIC application. The comments provided during the Pre-Application process are noted below and also apply to the site plan in connection with the subject DIC application. Please note that once the applicant revises the site plan to address the comments below, the revised site plan shall be uploaded accordingly and include a date received stamp from RER. It is recommended that the applicant schedule an appointment with Fire Engineering & Water Supply Bureau to review the following comments.
1. The site plan shall be revised to identify compliant Fire Department (FD) apparatus set-up sites in accordance with MDFR requirements. Each apartment building (including the parking structure) shall include a minimum of two apparatus set-up sites; one on a "long" side of the building and one on a "short" side of the building. Each site shall have a minimum dimension of 21' x 36', located on a FD access road, and be capable of withstanding 32 tons.
 2. The site plan shows a dead end parking area greater than 150'. Provide approved FD turn-around.
 3. The dimensions of all FD access roads shall be identified on the site plan.
- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Engineering & Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000068 - Miami Dade Co. & Caribbean Village
Complaint Date Range: Jan 1, 2014 - Jun 30, 2015



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2238	15 MEET AN OFFICER	18	10	9
	17 TRAFFIC ACCIDENT	36	14	21
	18 HIT AND RUN	4	4	4
	29 ROBBERY	4	2	2
	30 SHOOTING	5	1	2
	32 ASSAULT	31	29	38
	33 SEX OFFENSE	0	2	1
	41 SICK OR INJURED PERSON	302	278	331
	44 ATTEMPTED SUICIDE	3	6	1
	49 FIRE	16	16	21
TOTAL FOR GRID 2238		419	362	430
3207	15 MEET AN OFFICER	0	1	2
	17 TRAFFIC ACCIDENT	9	19	16
	18 HIT AND RUN	2	2	3
	32 ASSAULT	2	3	2
	41 SICK OR INJURED PERSON	54	59	59
	49 FIRE	1	1	1
TOTAL FOR GRID 3207		68	85	83
		Reported: 76	Reported: 67	Reported: 77
		Not Reported: 411	Not Reported: 380	Not Reported: 436
TOTAL EMERGENCY		487	447	513



MIAMI DADE POLICE DEPARTMENT
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PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2238	14 CONDUCT INVESTIGATION	112	87	69
	15 MEET AN OFFICER	6	2	8
	17 TRAFFIC ACCIDENT	0	1	2
	18 HIT AND RUN	1	1	1
	22 AUTO THEFT	1	1	0
	26 BURGLARY	20	18	20
	27 LARCENY	1	3	5
	28 VANDALISM	0	0	1
	29 ROBBERY	3	2	1
	32 ASSAULT	221	196	180
	34 DISTURBANCE	175	146	180
	44 ATTEMPTED SUICIDE	1	2	3
	47 BOMB OR EXPLOSIVE ALERT	3	6	4
	49 FIRE	4	7	10
TOTAL FOR GRID 2238		548	472	484
3207	14 CONDUCT INVESTIGATION	11	16	13
	27 LARCENY	0	0	3
	29 ROBBERY	1	0	0
	32 ASSAULT	7	10	8
	34 DISTURBANCE	5	6	5
TOTAL FOR GRID 3207		24	32	29
		Reported: 161	Reported: 142	Reported: 135
		Not Reported: 411	Not Reported: 362	Not Reported: 378
TOTAL PRIORITY		572	504	513



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000068 - Miami Dade Co. & Caribbean Village
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ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2238	13 SPECIAL DETAIL CHRISTMAS	2	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	544	523	538
	14 CONDUCT INVESTIGATION	933	890	846
	15 MEET AN OFFICER	72	56	63
	16 D.U.I.	3	2	3
	17 TRAFFIC ACCIDENT	322	229	220
	18 HIT AND RUN	88	60	61
	19 TRAFFIC STOP	388	462	432
	20 TRAFFIC DETAIL	46	47	45
	21 LOST OR STOLEN TAG	62	61	43
	22 AUTO THEFT	87	76	59
	25 BURGLAR ALARM RINGING	207	159	181
	26 BURGLARY	188	204	232
	27 LARCENY	181	168	141
	28 VANDALISM	102	96	104
	29 ROBBERY	43	66	47
	30 SHOOTING	3	2	0
	32 ASSAULT	277	308	254
	33 SEX OFFENSE	31	36	41
	34 DISTURBANCE	1,512	1,492	1,747
	35 INTOXICATED PERSON - MYERS ACT	1	0	2
	36 MISSING PERSON	59	83	77
	37 SUSPICIOUS VEHICLE	31	28	36
	38 SUSPICIOUS PERSON	81	103	127
	39 PRISONER	148	177	172
	41 SICK OR INJURED PERSON	125	117	103
	43 BAKER ACT	80	68	59
44 ATTEMPTED SUICIDE	4	6	6	
45 DEAD ON ARRIVAL	13	15	19	
47 BOMB OR EXPLOSIVE ALERT	2	0	0	
49 FIRE	15	9	13	
52 NARCOTICS INVESTIGATION	252	381	305	
53 ABDUCTION	2	0	1	
54 FRAUD	64	86	69	
55 WEAPONS VIOLATION	15	14	11	
TOTAL FOR GRID 2238		5983	6024	6057
3207	13 SPECIAL INFORMATION/ASSIGNMENT	27	33	38
	14 CONDUCT INVESTIGATION	87	77	72
	15 MEET AN OFFICER	2	1	3



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2015000068 - Miami Dade Co. & Caribbean Village

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
3207	16 D.U.I.	1	3	1
	17 TRAFFIC ACCIDENT	97	115	103
	18 HIT AND RUN	21	24	24
	19 TRAFFIC STOP	44	78	74
	20 TRAFFIC DETAIL	16	22	10
	21 LOST OR STOLEN TAG	6	4	3
	22 AUTO THEFT	13	10	4
	25 BURGLAR ALARM RINGING	44	51	55
	26 BURGLARY	21	17	20
	27 LARCENY	69	81	148
	28 VANDALISM	10	8	10
	29 ROBBERY	4	5	3
	32 ASSAULT	20	22	16
	33 SEX OFFENSE	1	4	3
	34 DISTURBANCE	83	130	139
	36 MISSING PERSON	0	2	2
	37 SUSPICIOUS VEHICLE	8	9	5
	38 SUSPICIOUS PERSON	11	9	11
	39 PRISONER	3	2	4
	41 SICK OR INJURED PERSON	6	6	2
	43 BAKER ACT	6	11	7
	44 ATTEMPTED SUICIDE	1	0	0
	47 BOMB OR EXPLOSIVE ALERT	0	1	1
	49 FIRE	0	1	1
	52 NARCOTICS INVESTIGATION	5	1	5
54 FRAUD	9	11	5	
TOTAL FOR GRID 3207		615	738	769
		Reported: 2829	Reported: 2629	Reported: 2399
		Not Reported: 3769	Not Reported: 4133	Not Reported: 4427
TOTAL ROUTINE		6598	6762	6826
GRAND TOTAL		7657	7713	7852



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

Grid: 2238, 3207

Signal: 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

Agency:

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

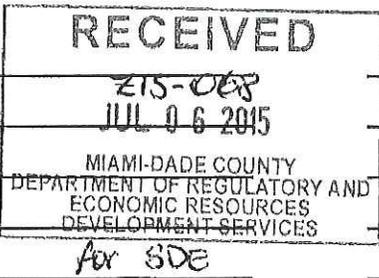
CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Caribbean Village, Ltd.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
PHG-Caribbean, LLC. (General partner)	0.003%
SMH-Caribbean, LLC. (General partner)	0.007%
South Miami Heights Community Development Corp. (501(c)(3))	99.99%
Larry D. Jones, President/Raymond T. Collins, VP & Treas.	
See attached Exhibit "B"	

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

	RECEIVED	
	ZIS-068	
	JUL 06 2015	
	MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES	

Date of contract: _____

for SDE

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ Tony Recio, on behalf of Caribbean Village, Ltd.
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 2 day of July, 202015. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: _____

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit "B"

Ownership of Caribbean Village, Ltd.

- PHG-Caribbean, LLC.....0.003%
 - o Michael Wohl.....25%
 - o David O. Deutch.....25%
 - o Mitch Friedman.....25%
 - o Louis Wolfson.....25%
- SMH-Caribbean, LLC.....0.007%
 - o South Miami Heights Community Development Corporation...100%
- South Miami Heights Community Development Corp.....99.99%
 - o 501(c)(3) Corporation

Total: 100%



for SDE

OWNERSHIP AFFIDAVIT

FOR

~~CORPORATION~~
Miami-Dade County

STATE OF Florida Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared _____
on behalf of Miami-Dade County _____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

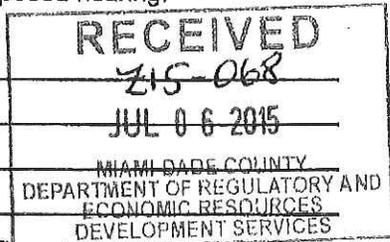
1. Affiant is the ~~president, vice president or CEO of the Corporation hereinafter named~~
Division Director, Community Planning and Outreach/Housing and Community Development, PHCD
_____, with the following address:

111 NW 1 Street, Miami, FL 33128

2. The ~~County Corporation~~ owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

See attached Exhibit "A"



4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

Keyari Sosa
Print Name

[Signature]
Signature

Maria Rodriguez-Porto
Print Name

[Signature]
Affiant's Signature

Clarence Brown
Print Affiant's Name

Affiant's Signature

Print Affiant's Name

Sworn to and subscribed before me on the 29 day of June 20 15.

Affiant is personally known to me or has produced N/A as identification

Notary [Signature]

(Stamp/Seal)

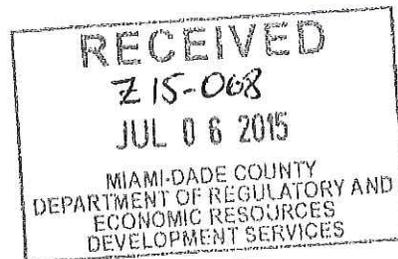
Commission Expires: 4-1-17



Exhibit "A"

Tract "B" and Tract "C" of CABANA CLUB TOWERS, According to the plat thereof, as recorded in Plat Book 148 at Page 74 of the Public Records of Miami-Dade County, Florida.

Identified for tax purposes as folio numbers 30-6006-049-0020, and 30-6006-049-0030.



for SDE



MEMORANDUM

(Revised)

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

DATE: February 2, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(G)

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(G)
2-2-16

ORDINANCE NO. 16-13

ORDINANCE RELATING TO ZONING; UPDATING LAND USE REGULATING PLANS, ALLOWABLE USES, DEVELOPMENT PARAMETERS, AND OTHER REGULATIONS FOR THE CUTLER RIDGE METROPOLITAN URBAN CENTER DISTRICT; EXPANDING BOUNDARIES OF URBAN CENTER DISTRICT TO INCLUDE PROPERTY LOCATED ALONG CARIBBEAN BOULEVARD BETWEEN SW 200 DRIVE AND SW 110 COURT, AS REQUESTED BY CARIBBEAN VILLAGE, LTD.; AMENDING SECTIONS 33-284.99.23, 33-284.99.25, 33-284.99.26, 33-284.99.27, 33-284.99.28, AND 33-284.99.30 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, in Ordinance No. 13-119, adopted on December 3, 2013, the Board of County Commissioners (the Board) created a quasi-judicial procedure to amend Urban Center District regulating plans; and

WHEREAS, it is necessary to update the Cutler Ridge Metropolitan Urban Center District (CRMUCD) regulating plans to conform to amendments to the Standard Urban Center District Regulations adopted by this Board in Ordinance No. 12-86; and

WHEREAS, in addition, 'Caribbean Village, Ltd.' has applied to expand the boundaries of the CRMUCD to include a property located along Caribbean Boulevard between SW 200 Drive and SW 110 Court and to designate the property as Mixed-Use Corridor (MC); and

WHEREAS, it is necessary to amend the CRMUCD Land Use Regulating Plans to effectuate the requested amendments,

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

Section 1. Section 33-284.99.23 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-284.99.23. Purpose, intent and applicability.

* * *

- C. The boundaries shown in Figure 1 that are labeled as 'Miami-Dade County' shall constitute the Cutler Ridge Metropolitan Urban Center Boundary Plan and are generally described as follows: from the intersection of the centerline of the SW 112 Avenue with the centerline of US 1, then south along the centerline of SW 112 Avenue to the north side of the C-1 Canal (Black Creek Canal), then west along the north side of the Black Creek Canal to the west side of the South Miami-Dade Busway, then north along the west side of the South Miami-Dade Busway to the centerline of SW 117 Avenue, then northwest along the centerline of SW 117 Avenue to the centerline of SW 114 Court, then north along the centerline of SW 114 Court to the centerline of SW 203 Terrace, then east along the centerline of SW 203 Terrace to the centerline of SW 112 Court, then south and southeast along the centerline of SW 112 Court to point of beginning >>and Tracts 'B' and 'C' of Cabana Club Towers, Plat Book 148, Page 74<<.

~~[[A more detailed legal description of the boundaries follows:~~

~~Beginning at the intersection with the centerline of Black Creek Canal (C-1) and the west line of the Southeast one quarter of Section 7, Township 56 South, Range 40 East, Miami-Dade County Florida lying in SW 112th Avenue (Allapattah Road), thence westerly along the center line of Black Creek Canal (C-1) to the intersection with the East Right-of-Way of South Miami-Dade Bus way; thence north easterly along the East Right-of-Way of South Miami-Dade Bus way to the intersection with theoretical~~

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.

~~extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87; thence northwest along the theoretical extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87 to the intersection with the West Property Line of Lot 1 (SW Cor. of lot 1) Block 12, of South Miami Heights PB.72-PG.87; thence northeast along the West lot line of lot 1, block 12, South Miami Heights, PB.72-PG.87 to the intersection of the East Boundary Line of block 12, South Miami Heights PB.72-PG.87; thence north along said Boundary Line to the intersection of the West Lot Line of Lot H of the Re-Subdivision of Cutler Gate PB.70-PG.100; then northeast along Lot Lines H, G, F, E of Re-Subdivision of Cutler Gate PB.70-PG.100 and Lot Lines 1 through 7, block 5, and Lot Lines 1 & 2 block 4, of Cutler Gate PB.64-PG.77 to the intersection with the East Right-of-Way Line of SW 113 Road; thence northwesterly along the East Right-of-Way of SW 113 Road to a point on the West Right-of-Way of SW 114 Ave; thence south on the West Right-of-Way of SW 114 Ave. to the intersection of the North Lot Line of lot 15, block 1, of Cutler Gate PB.64-PG.77; thence northwest along the North lot line of said lot 15, block 1 to the intersection with the East boundary line of block 12, of South Miami Heights PB.72-PG.87; thence north along the East boundary line of said block 12 to the intersection of the North boundary line of Tr.A and Tr.B of Old Cutler Ridge Crossing PB.148-PG.90; thence east along the North Boundary line of TR.A and TR.B. to the intersection with the East Boundary line of TR. B. of Old Cutler Crossing, plat book 148 at page 90; thence south along the East Boundary line of TR.B of Old Cutler Crossing plat book 148 at page 90 and a Southerly prolongation of the East Boundary line of TR.B. with the West line of the Northeast one quarter of Section 7 and the West line of the Southeast one quarter (SW 112 Avenue Allapattah Road) to the point of beginning.]]~~

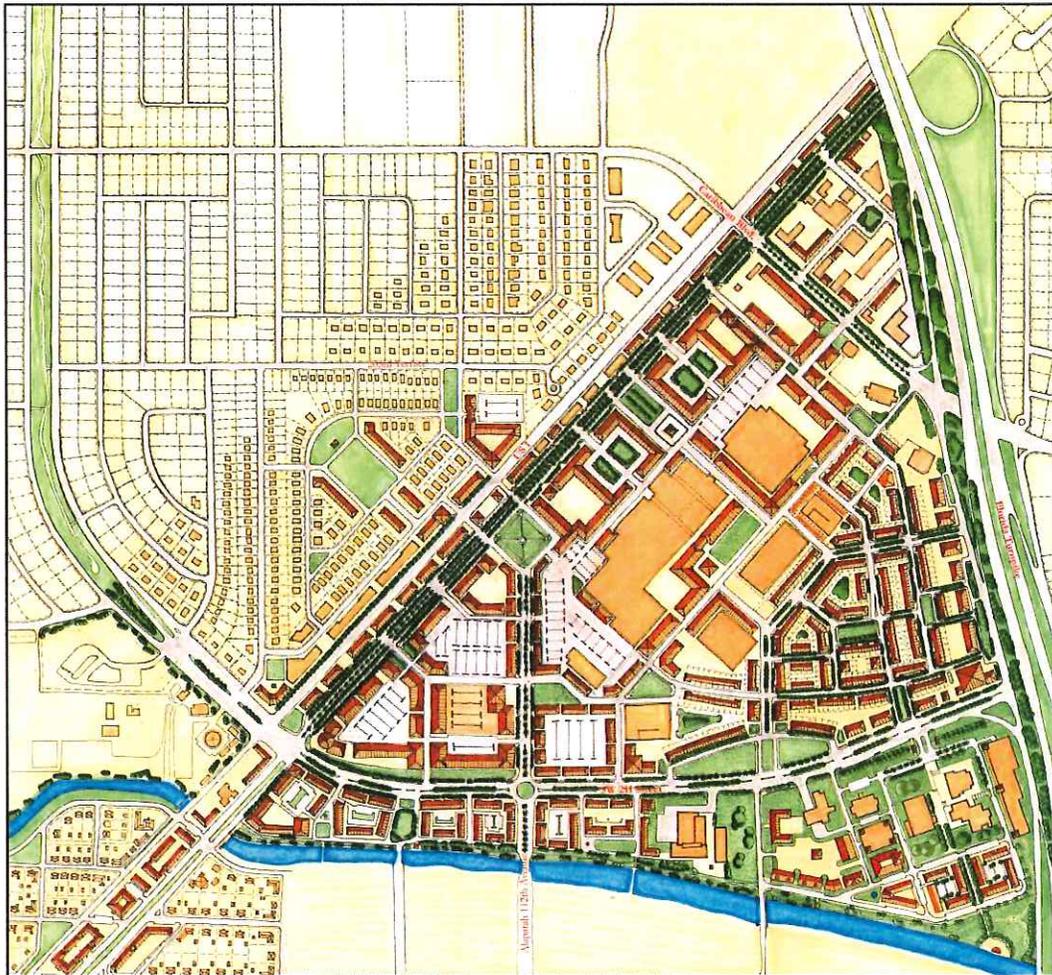
Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as >>the legal description of the CRMUC boundaries and full scale maps of<< all the Regulating Plans and Street Development Parameters figures in this article, are on file with the [[Miami-Dade]] Department [[of Planning and Zoning]].

*

*

*

>>



ILLUSTRATIVE PLAN



KEY

-  MUC Area
-  Proposed Buildings
-  Existing Buildings
-  Miami Dade County
-  Town of Cutler Bay

MUC Boundary Plan

<<

Section 2. Section 33-284.99.25 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.25. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the CRMUC shall comply with Section 33-284.83 of this >>chapter<< [[eode]].

~~[[A. Permitted Uses. The following uses shall be permitted in areas designated Industrial (ID).~~

~~1. In addition to all uses permitted in the Industrial area under Section 33.284.83, all uses permitted in the Mixed Use Corridor (MC).]]~~

~~[[B.]]~~ *Conditionally Permitted Uses.* In addition to the conditionally permitted uses in Section 33-284.83(B) of this >>chapter<< [[Code]], the following conditional use shall be permitted subject to the administrative approval of a site plan, pursuant to Section 33-284.88 of this code, to assure compliance with the requirements established herein:

* * *

Section 3. Section 33-284.99.26 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.26. - CRMUCD Regulating Plans.

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

~~[[A.]]>>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.]]>>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 ~~[[Frontage]]~~ Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.

>>D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.<<

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

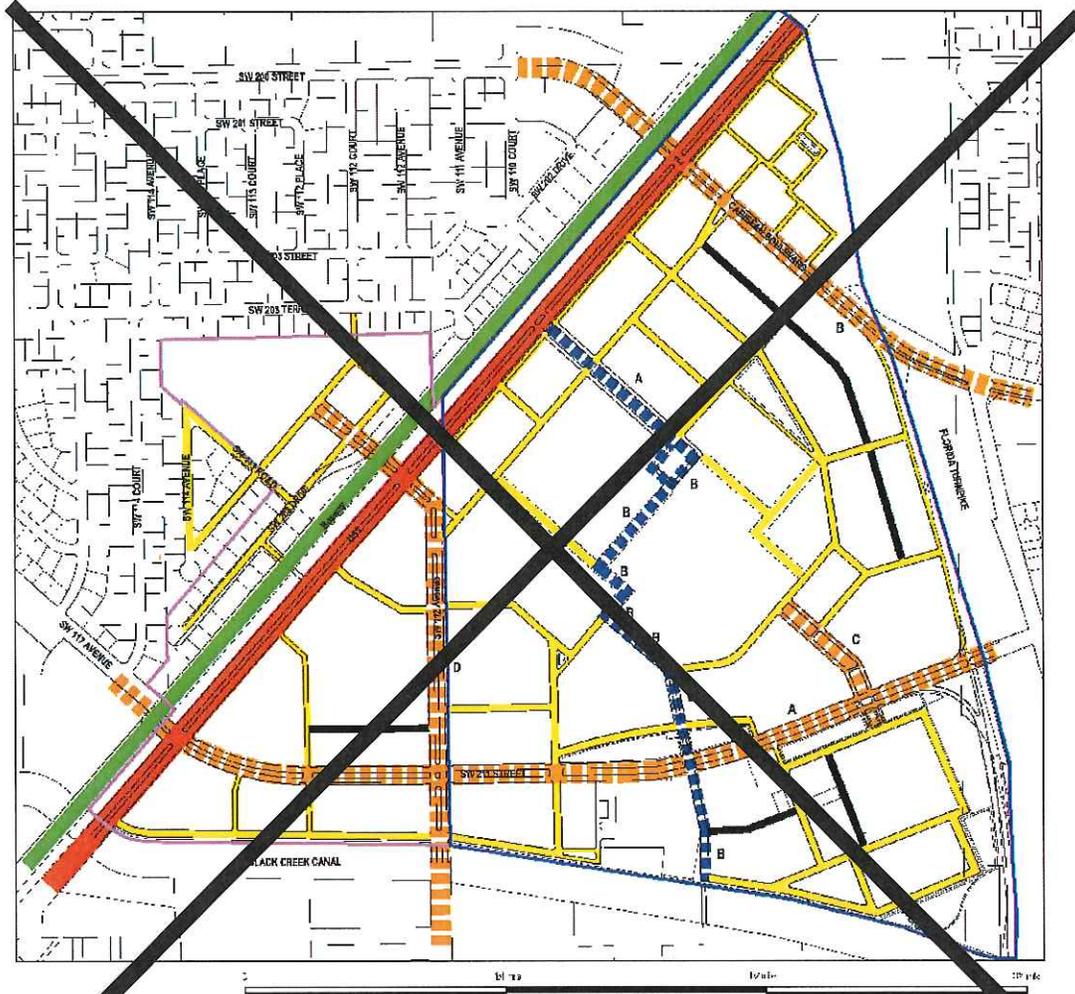
[[.]]>>F.<< The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.

[[.]]>>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 >>chapter<< ~~[[code]]~~.

[[.]]>>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

[[



STREET TYPES
KEY

- | | | | |
|---|---|---|--------------------|
|  | US Highway 1 / S.R. 5 |  | Miami Dade County |
|  | South Miami-Dade Busway |  | Town of Cutler Bay |
|  | Main Street | | |
|  | Boulevard | | |
|  | Minor Street | | |
|  | Service Roads
Core and Center Sub-district: required | | |

]]

>>



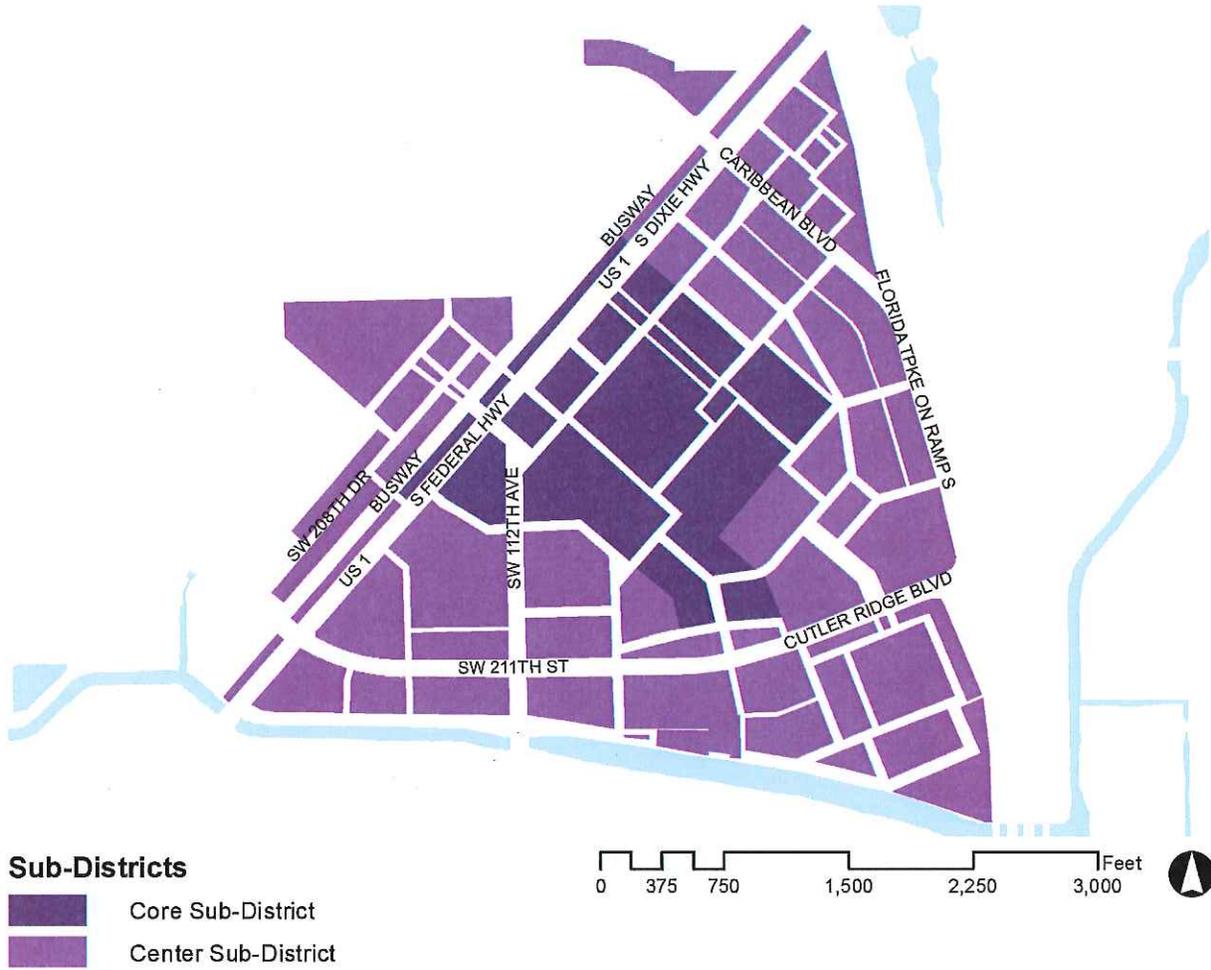
Street Types

- U.S. 1
- Busway
- Main Street Type A
- Main Street Type B
- Main Street Type C
- Boulevard Type A
- Boulevard Type B
- Minor



<<

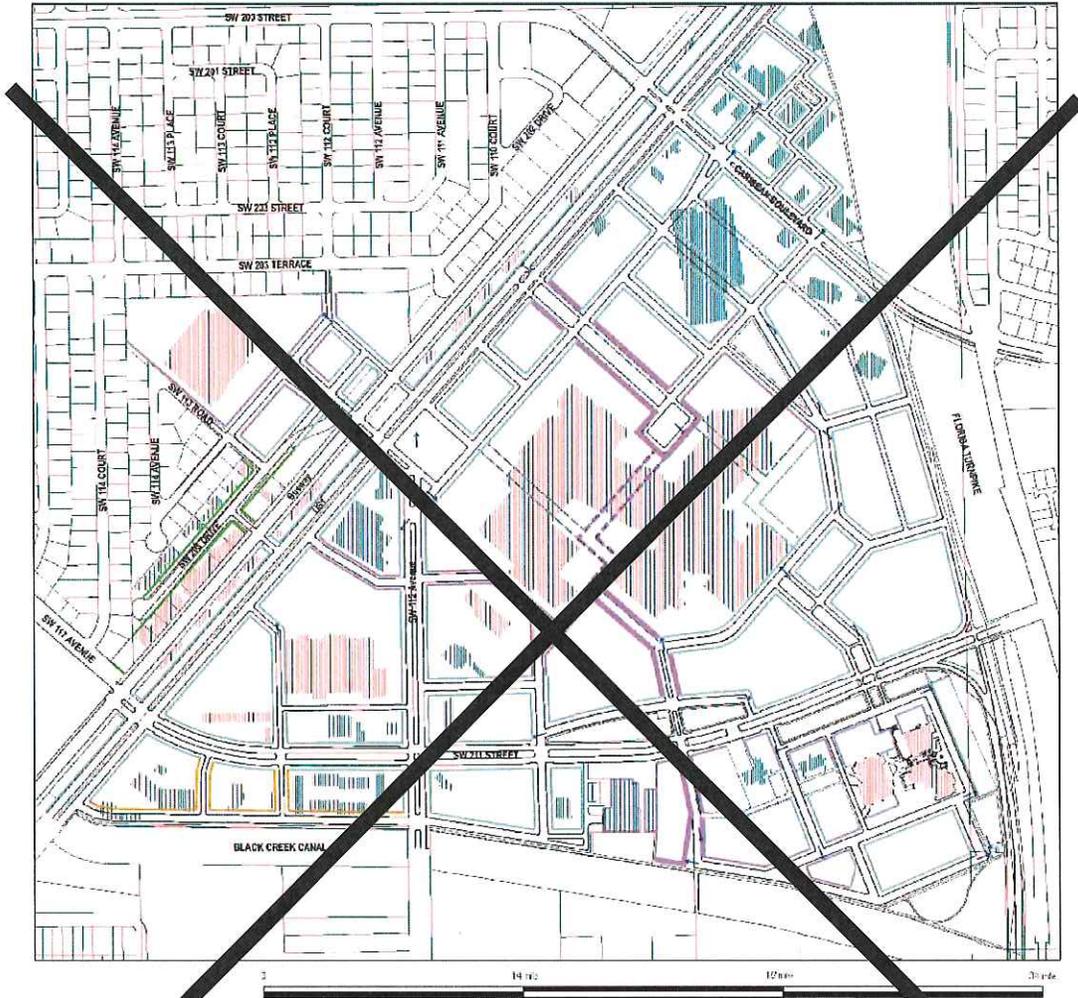
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<<

>>C.<< Land Use [Frontage] Plan

[[



LAND USE FRONTAGE

See Section 33, 83 and 284.99.7 of this code for specific permitted uses in each land use area

KEY

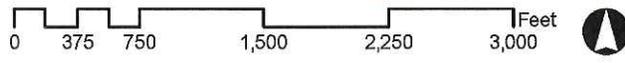
-  MM: Mixed-use (Main Street): *Minimum* 1st floor - businesses, professional offices, civic, education and government offices; 2nd floor and above - residential; and live-work units (For permitted density see Building Heights Regulating Plan)
-  MO: Mixed-use Optional: 1st floor (optional) - businesses, live-work, professional offices, civic, education and government offices; all floors - residential (For permitted density see Building Heights Regulating Plan)
-  MC: Mixed-use Corridor: Residential, businesses, professional offices, civic, education and government offices (For permitted density see Building Heights Regulating Plan)
-  No Frontage Required
-  ID: Industrial District: *In all floors* - IU-1 uses and live-work units. In addition, all uses permitted in the MC category
-  I: Institutional: Civic, education and government offices.
-  RM: Residential Modified: Rowhouse, and small apartments (For permitted density see Building Heights Regulating Plan)
-  Street Vista
-  Existing Buildings

]]

>>

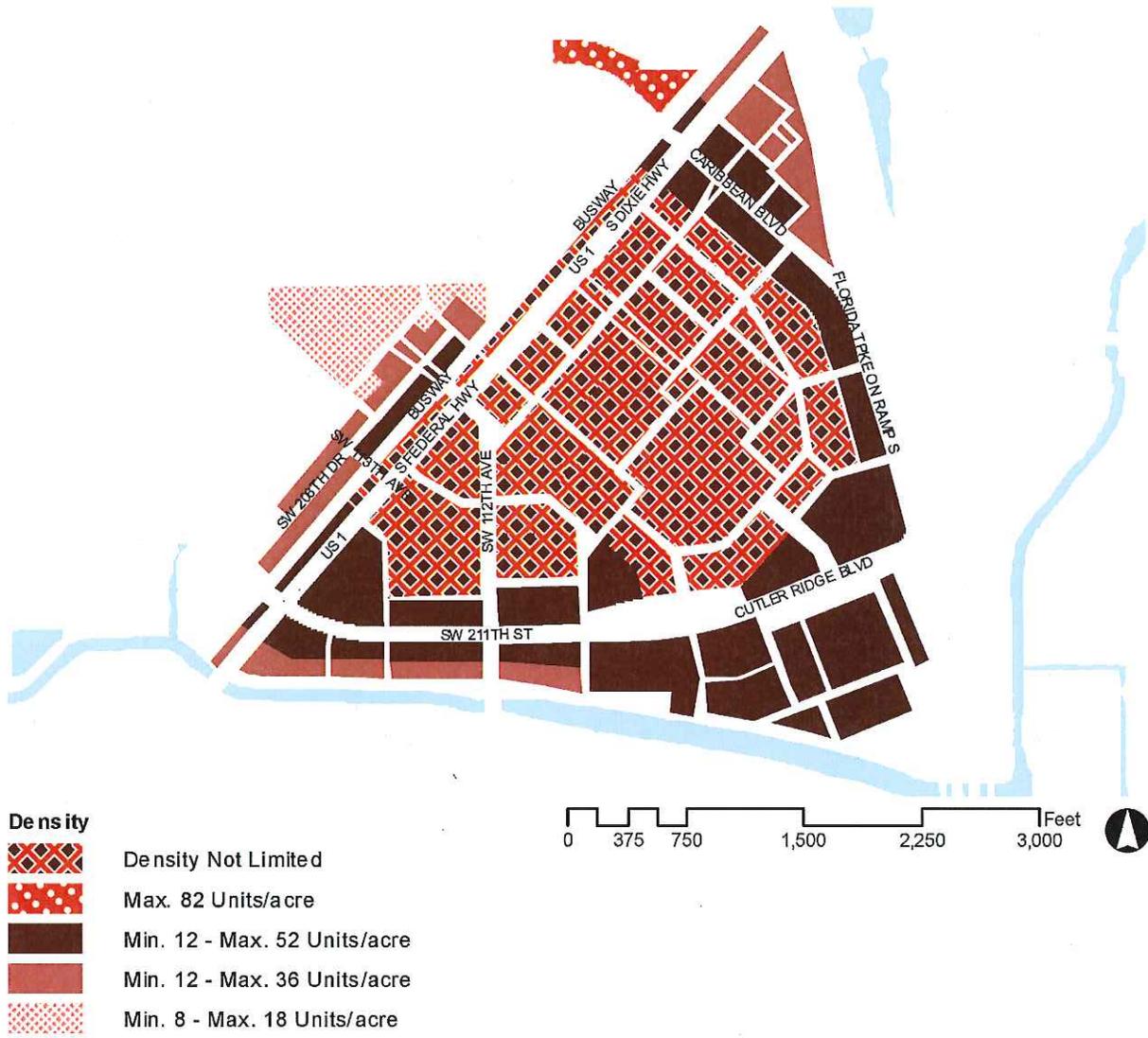


- Land Use**
-  MM Mixed-Use Main Street
 -  MC Mixed-Use Corridor
 -  MO Mixed-Use Optional
 -  RM Residential Modified
 -  MCI Mixed-Use Industrial
 -  I Institutional



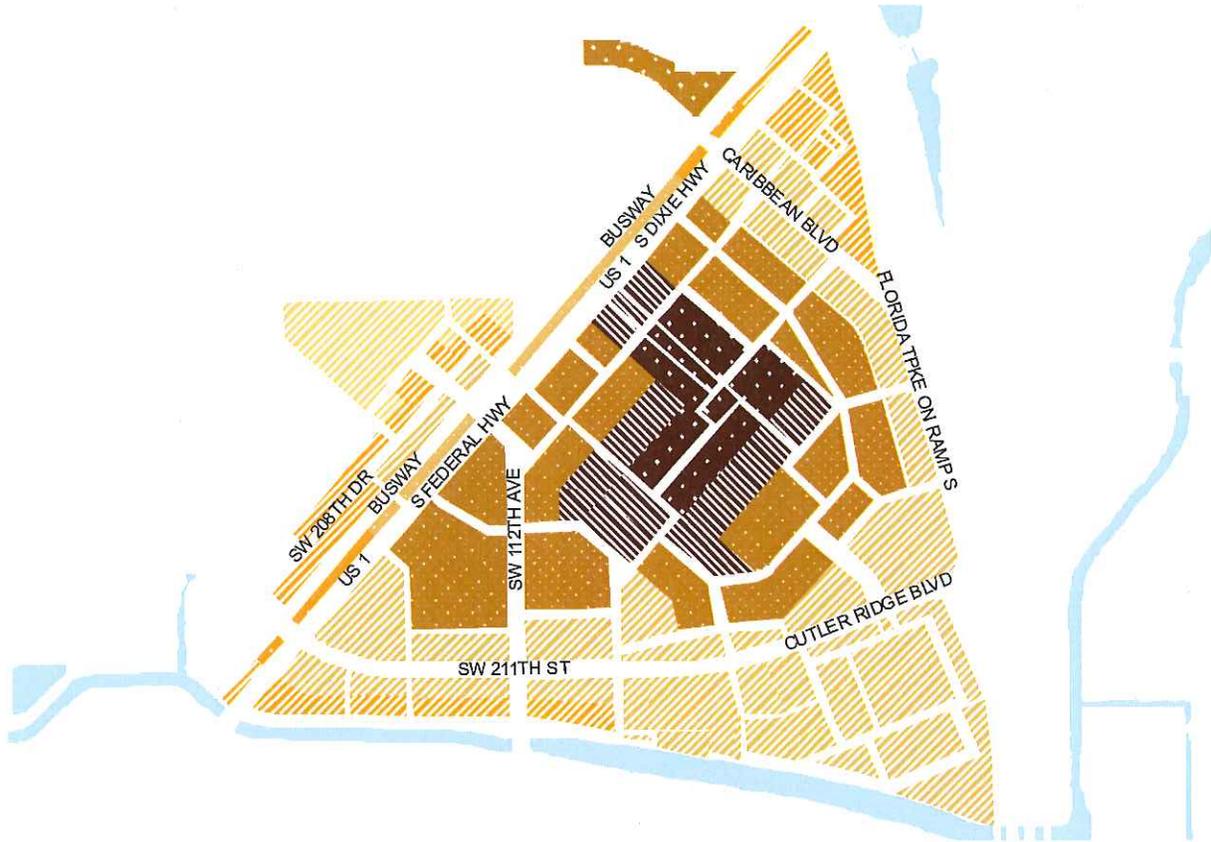
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>>D. Density Plan<<



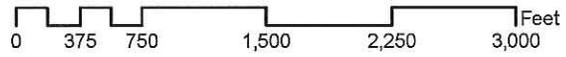
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Building Height

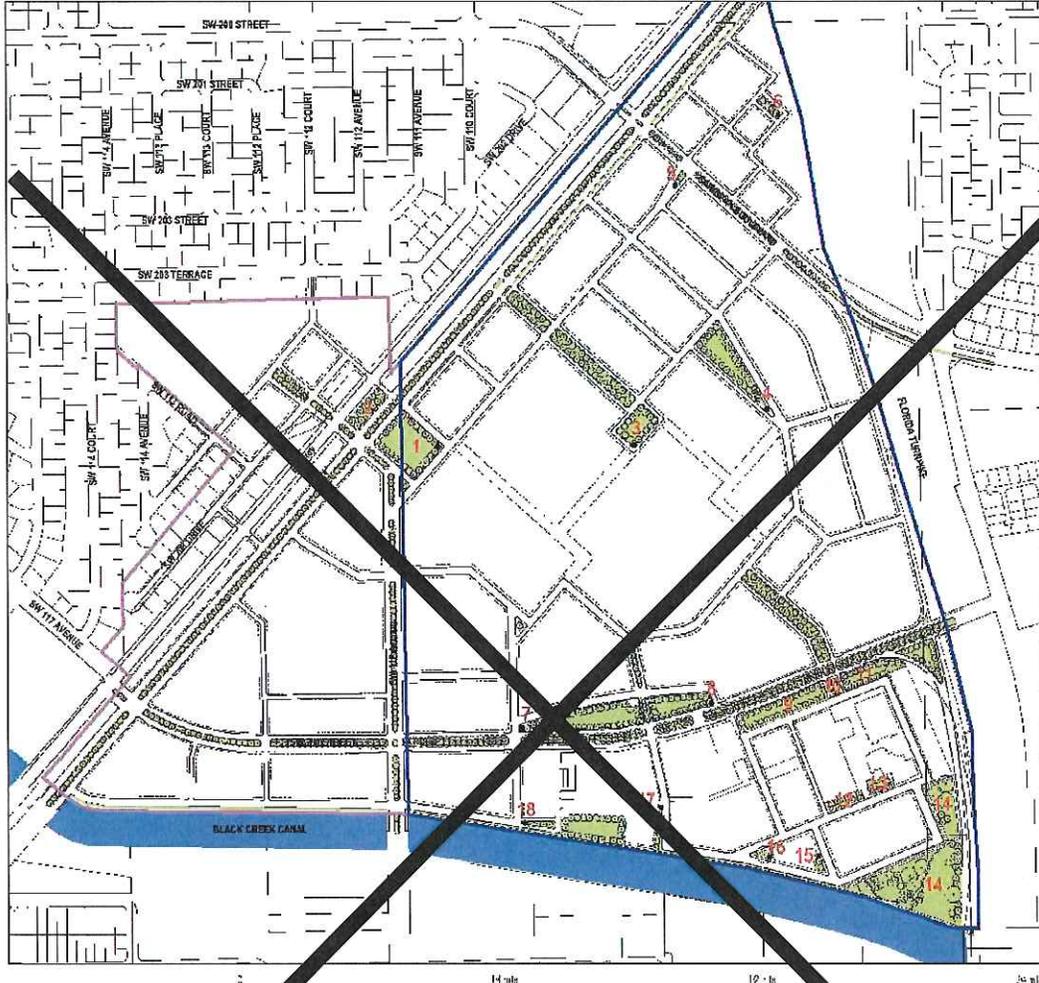
-  Min. 6 - Max. 25 Stories
-  Min. 6 - Max. 18 Stories
-  Max. 8 Stories
-  Min. 6 - Max. 8 Stories
-  Min. 2 - Max. 8 Stories
-  Min. 3 - Max. 6 Stories
-  Min. 2 - Max. 6 Stories
-  Min. 2 - Max. 4 Stories
-  2 Stories Max.



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>>F.<< Designated Open Space Plan

[[



DESIGNATED OPEN SPACE

KEY

-  Open Space: G: Green; S: Square; P: Plaza
-  Black Creek Canal
-  Anchor Point
-  Miami Dade County
-  Town of Cutler Bay

No	Type	Area
1.	S	52,800 sqft
2.	S	10,836 sqft
3.	P	21,600 sqft
4.	C	37,500 sqft
5.	C	2,000 sqft
6.	C	5,800 sqft
7.	C	42,500 sqft
8.	C	24,400 sqft
9.	G	31,200 sqft
10.	G	2,300 sqft
11.	G	14,100 sqft
12.	P	6,800 sqft
13.	P	6,100 sqft
14.	C	182,300 sqft
15.	S	5,400 sqft
16.	S	8,200 sqft
17.	S	11,000 sqft
18.	G	2,200 sqft

The open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.
The open space, where an anchor point is not shown, shall be developed as per this code and the Street Type Development Parameters.

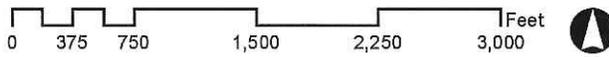


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- Open Space Anchor Point
- ➔ Street Vista
- Designated Open Spaces**
- Greens, Squares, Plazas



Number	Type	Area
1	S	52,800 sq. ft.
2	S	10,836 sq. ft.
3	P	21,600 sq. ft.
4	G	37,500 sq. ft.
5	G	2,000 sq. ft.
6	G	5,800 sq. ft.
7	G	42,500 sq. ft.
8	G	24,400 sq. ft.
9	G	31,200 sq. ft.
10	G	2,300 sq. ft.
11	G	14,100 sq. ft.
12	P	6,800 sq. ft.
13	P	6,100 sq. ft.
14	G	182,300 sq. ft.
15	S	5,400 sq. ft.
16	S	8,200 sq. ft.
17	S	11,000 sq. ft.
18	G	2,200 sq. ft.

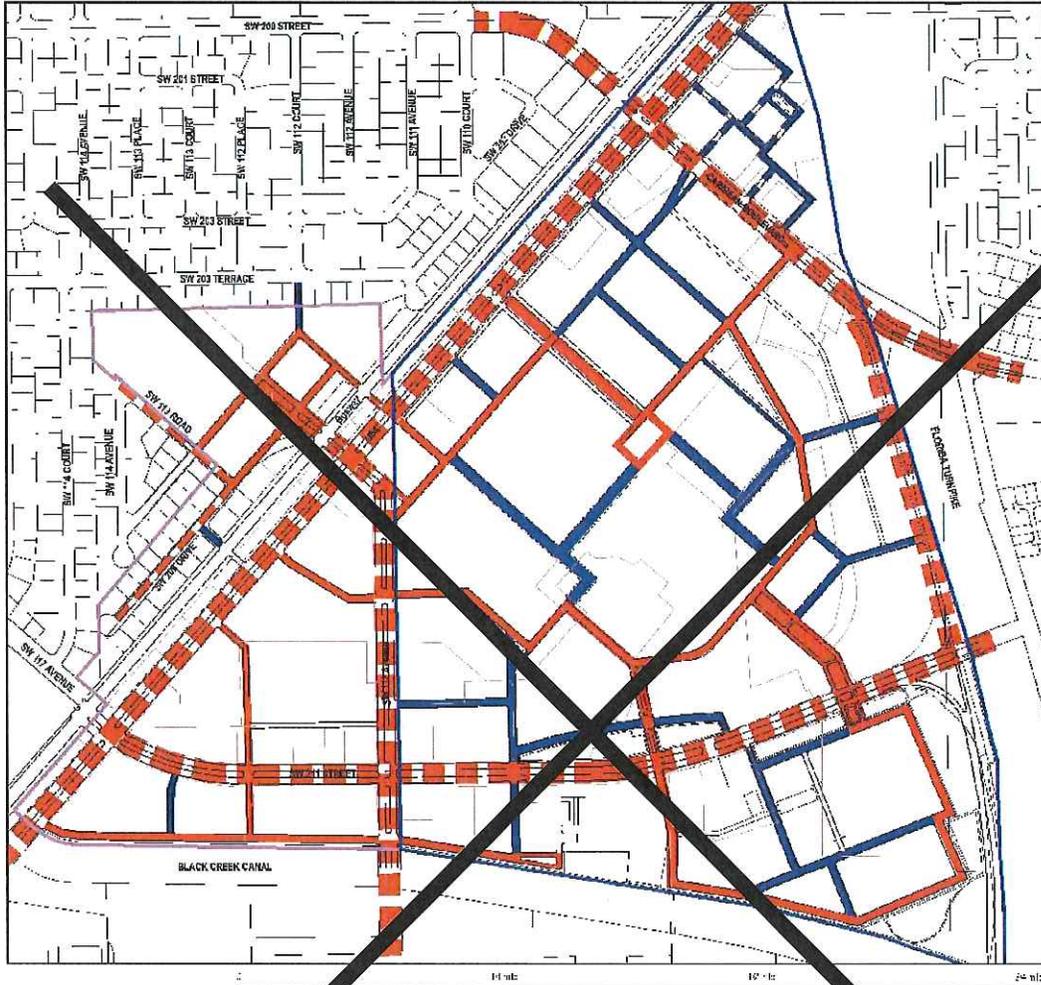
G: Green, S: Square, P: Plaza

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45

>>G.<< New Street>>s<< Dedications Plan

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NEW STREETS

Note: New streets allocated are based on the charrette illustration plan and are approximate.

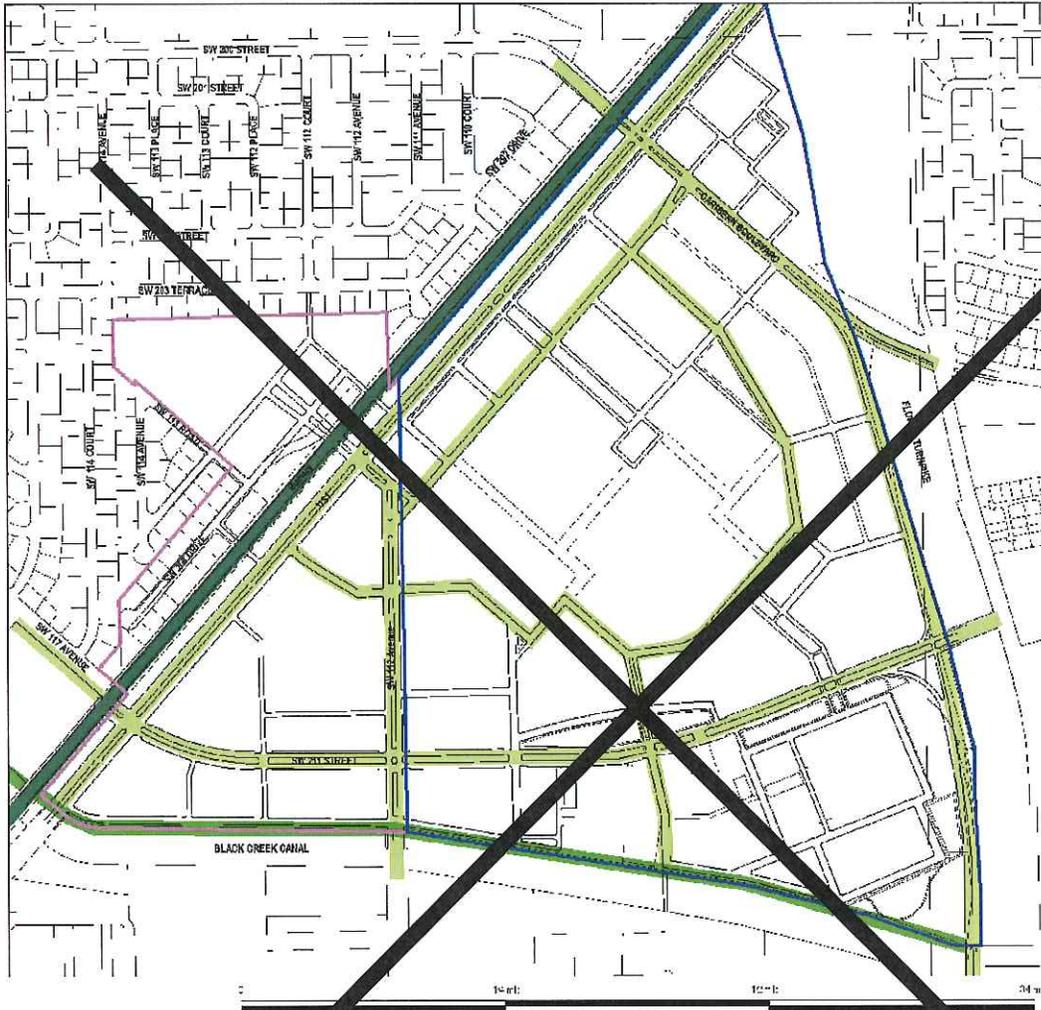
KEY

-  New "A" Streets
-  Existing "A" Streets
-  New "B" Streets
-  Existing "B" Streets
-  Property Ownership Pattern at time of charrette
-  Miami Dade County
-  Town of Culler Bay

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46

>>H.<< Bike Route Plan

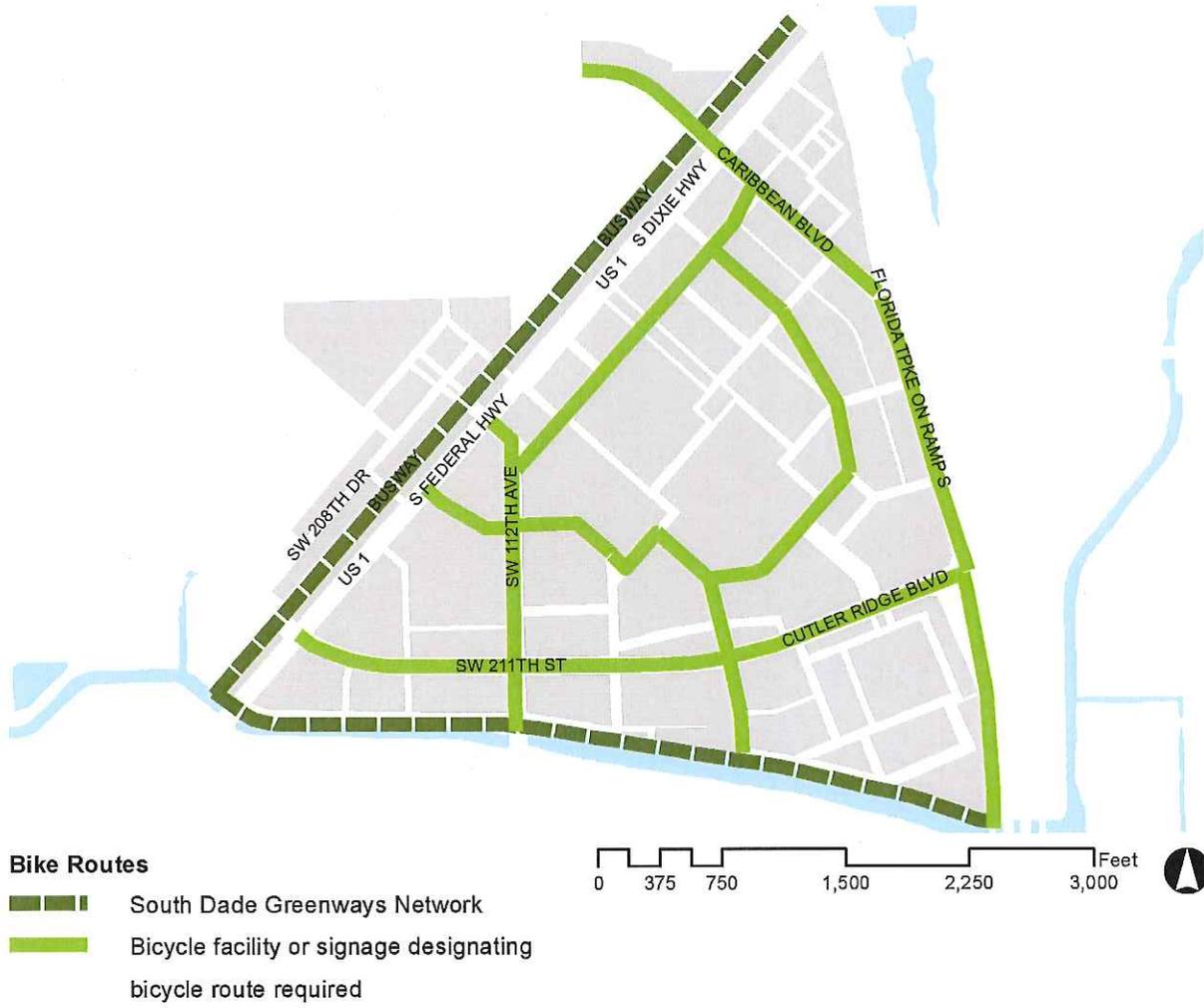


Bike Route

KEY

-  South Dade Trail (Park and Recreation Greenway Plan)
-  Black Creek Linear Park (Park and Recreation Greenway Plan)
-  Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate
-  Miami Dade County
-  Town of Cutler Bay

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Section 4. Section 33-284.99.27 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.27. Building Placement and Street Type Development Parameters.

- A. All new development and redevelopment within the CRMUC shall comply with the Building Placement ~~[[and Design Parameters]]~~ ~~>>Standards<<~~ as provided in Section 33-284.85 of this ~~>>chapter<<~~ ~~[[code]]~~, except that the properties between the South Miami-Dade Busway and U.S.1, shall be exempt from the minimum frontage

requirements. In addition, for properties between the South Miami-Dade Busway and U.S.1, parking shall be accessed from U.S.1, and the vehicular entry way shall be a maximum of 33 feet.

- B. All new development and redevelopment within the CRMUC shall comply with the ~~[[Street Types Parameters]]~~ >>Streets, Service Roads and Utilities standards as provided in Section 33-284.86(C) of this chapter, except<< 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	As provided in this section	
Minor Street	As provided in section 33-284.85	
Service Road	As provided in section 33-284.85	
Pedestrian Passage	As provided in section 33-284.85	

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Street type	Minimum Required Configuration	
	Core	Center
U.S. 1	As provided in this section	As provided in this section
Main Street Type A	As provided in this section	N/A
Main Street Type B	As provided in this section	As provided in this section
Main Street Type C	As provided in this section	As provided in this section
Boulevard Type A	As provided in this section	As provided in this section
Boulevard Type B	As provided in this section	As provided in this section
Minor Street	Street type 4	Street type 4 or 5
N/A: Not Applicable		

<<

- 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 MM, MO, MC, and ID uses within the CRMUC]]~~ >>The following setbacks shall be required where a Building Placement Standard in Section 33-284.85 of this chapter refers to a Frontage Table<<:

[[

Frontage Table			
Street type	Required Setback		
	Core	Center	Edge
U.S. 1	0 feet	0 or 10 feet	0 or 10 feet
Main Street	0 feet *	0 feet *	N/A
Boulevard	N/A	0 or 10 feet	0 or 10 feet
Minor Street	0 feet	0 or 10 feet	0 or 10 feet

* Colonnade Required

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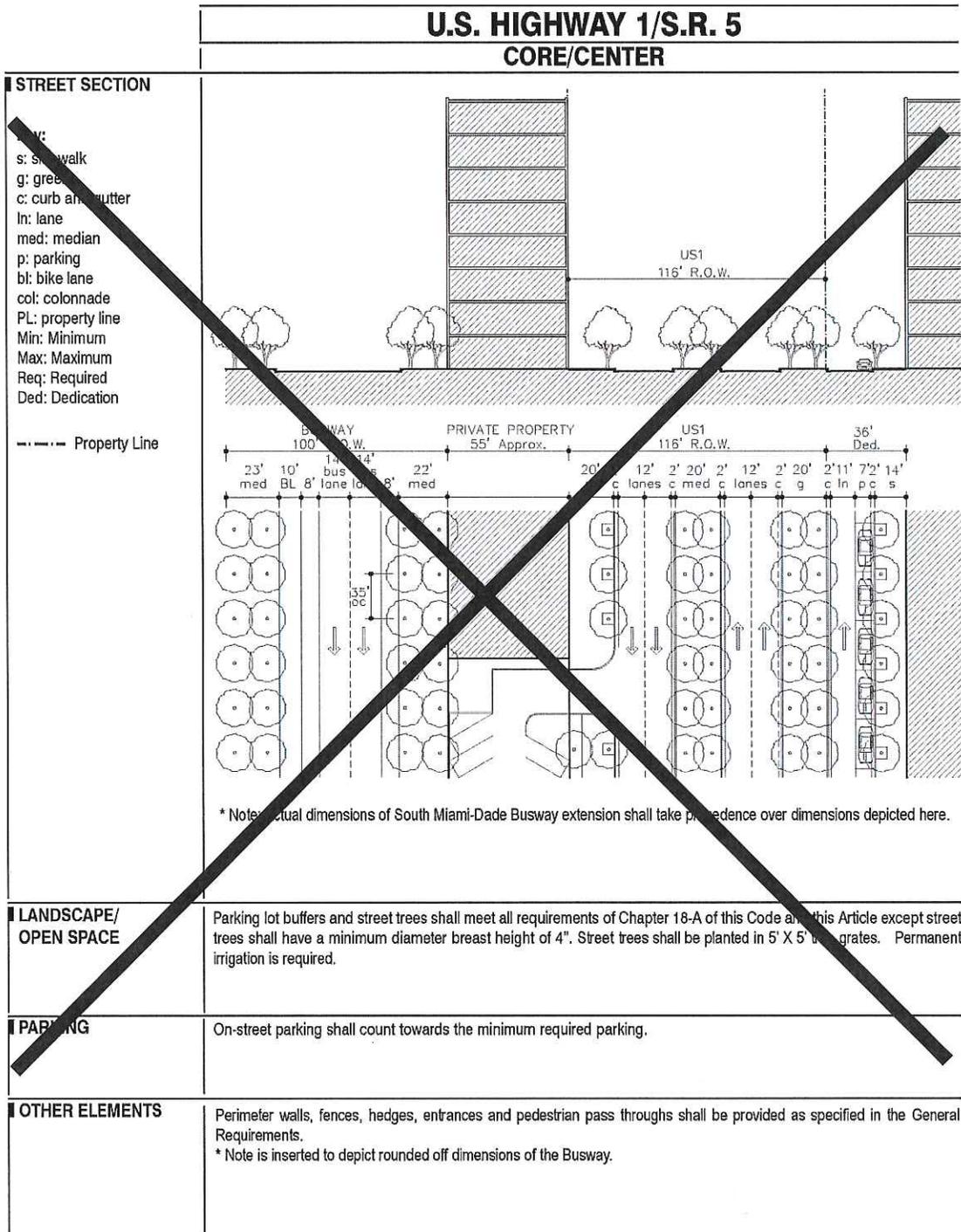
Frontage Table		
Street type	Required Setback	
	Core	Center
U.S. 1	0 feet	0 or 10 feet
Main Street Type A	0 feet *	N/A
Main Street Type B	0 feet *	0 feet *
Main Street Type C	0 feet *	0 feet *
Boulevard Type A	0* or 10 feet	0* or 10 feet
Boulevard Type B	0* or 10 feet	0* or 10 feet
Minor Street	0 feet	0 or 10 feet

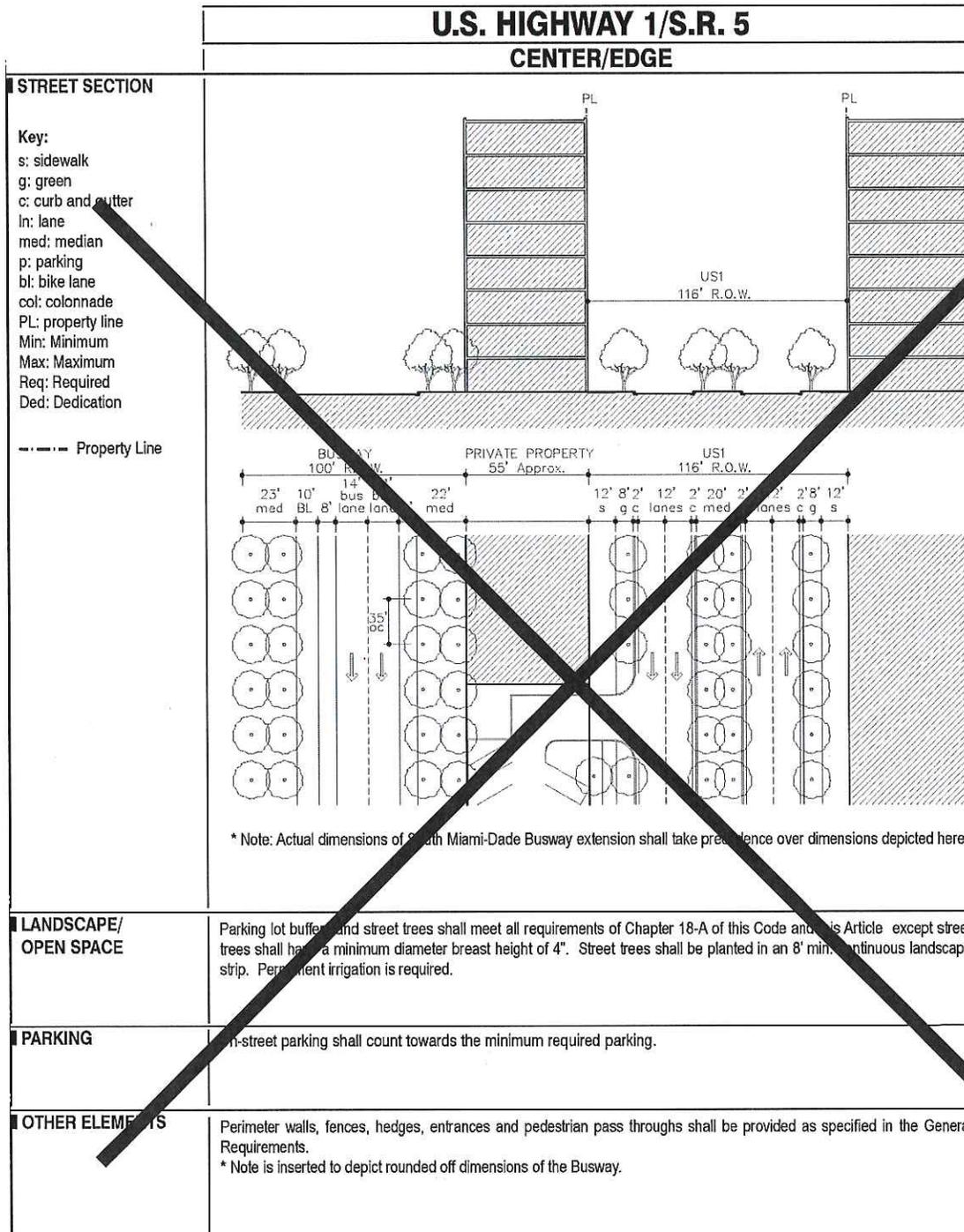
* Colonnade Required

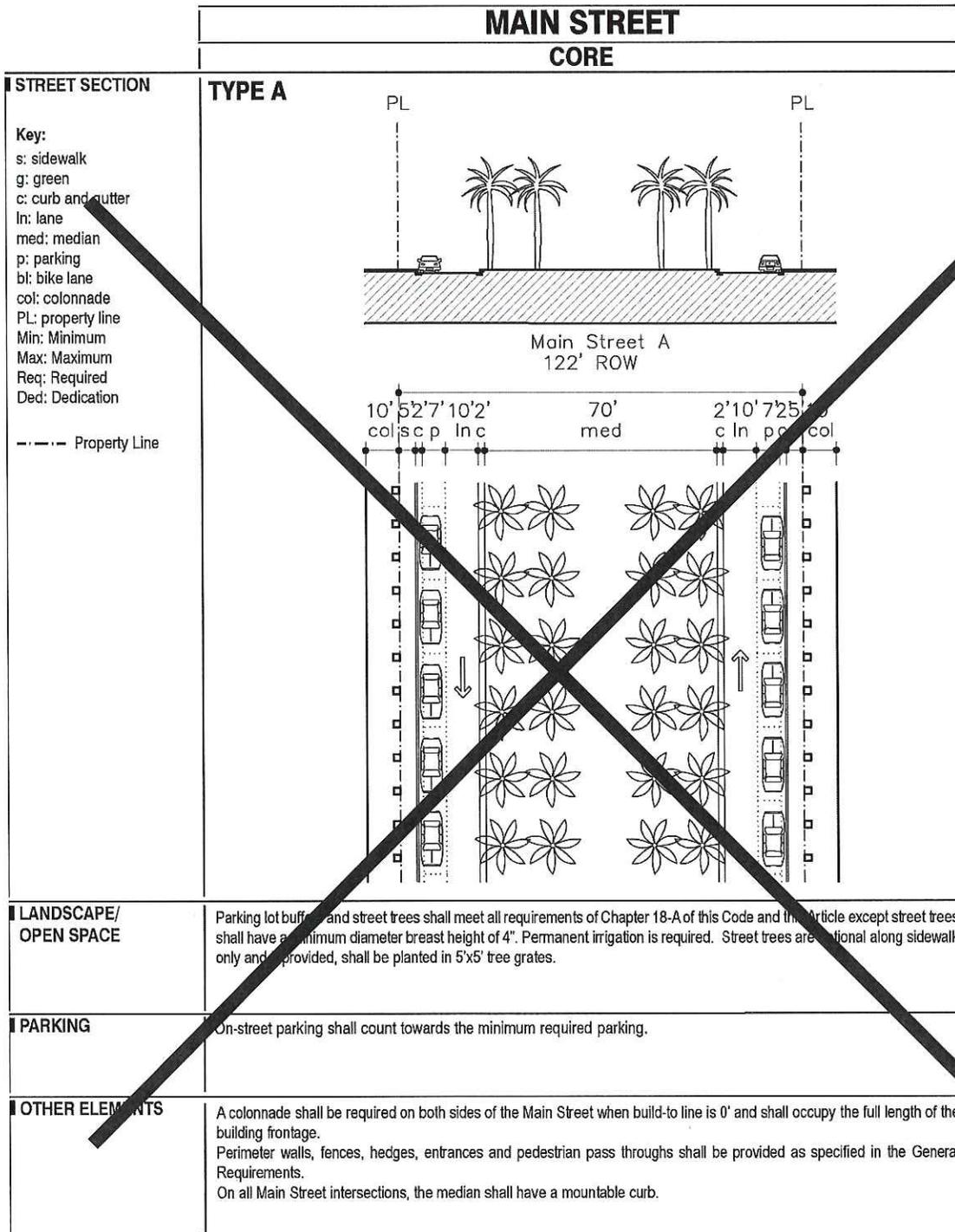
N/A: Not Applicable

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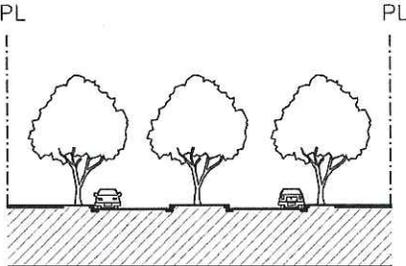
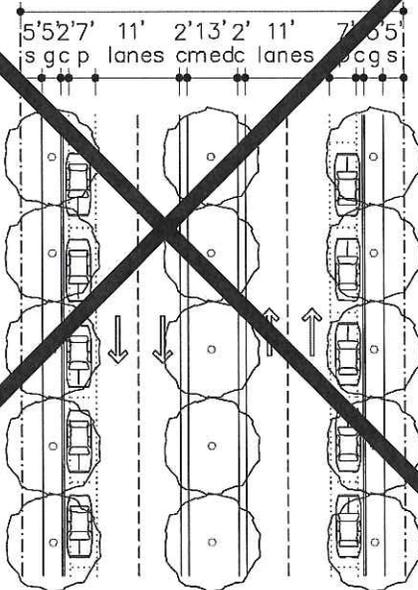




MAIN STREET	
CORE/CENTER	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	<p>TYPE B</p> <p style="text-align: center;">Main Street B 48' ROW</p> <p style="text-align: center;">10' 52'7" 10' 72'5" 10' col;sc p lanes pc;scol</p>
LANDSCAPE/ OPEN SPACE	<p>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". Permanent irrigation is required. Street trees are optional along sidewalk only and if provided, shall be planted in 5'x5' tree grates.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.</p>

MAIN STREET	
CENTER/EDGE	
<p>STREET SECTION</p> <p>TYPE C</p> <p>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</p> <p>--- Property Line</p>	<p>Main Street C 70' ROW</p> <p>10' 5'2'7" 7'10'2'18" 2'10'7'25'10" col sc p ln c med c ln p c s col</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Code except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees are optional along sidewalk if only and if provided, shall be planted in 5x5' tree grates.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.</p>

BOULEVARD (SW 211 Street)	
CORE/CENTER/EDGE	
<p>STREET SECTION</p> <p>TYPE A</p> <p>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</p> <p>--- Property Line</p>	<p>Boulevard A: SW 211th Street 110' ROW</p> <p>6'6" 2'7" 11' 2' 20' 2' 11' 7'27" 6" s g c p lanes c med c lanes p c g s</p>
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and the Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.
PARKING	On-street parking shall count towards the minimum required parking.
OTHER ELEMENTS	Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.

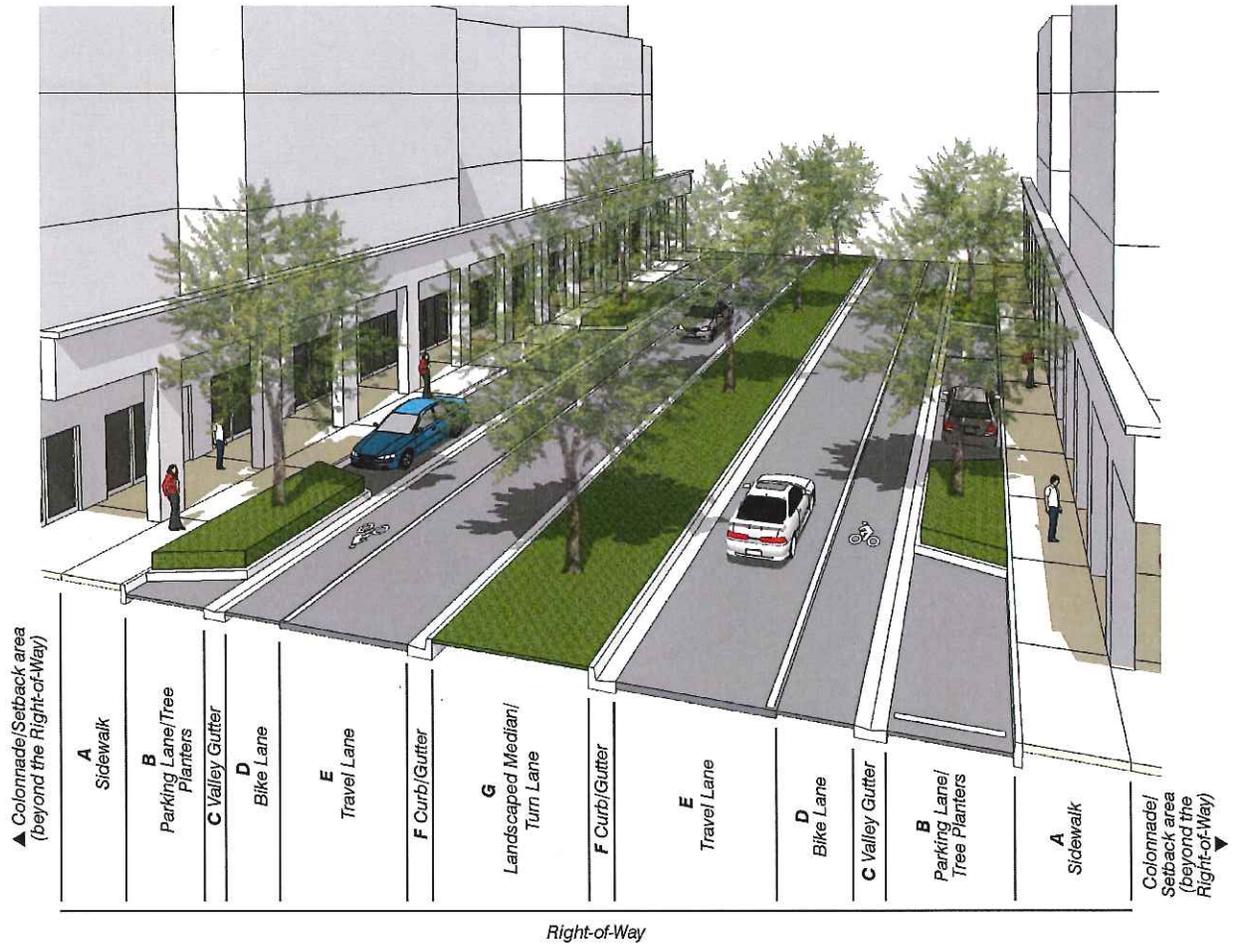
BOULEVARD (Carribbean Boulevard)	
CENTER	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	<p>TYPE B</p> <div style="text-align: center;">  <p>Boulevard B: Carribbean Boulevard/SW 200th Street 100' ROW</p> <p>5'52'7' 11' 2'13'2' 11' 7'35' s g c p lanes c medc lanes p c g s</p>  </div>
LANDSCAPE/ OPEN SPACE	<p>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". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

BOULEVARD	
CENTER	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter In: In-lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	<p>TYPE C</p> <p style="text-align: center;">Boulevard C 122' ROW</p>
LANDSCAPE/ OPEN SPACE	<p>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". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

BOULEVARD (SW 112 Avenue)	
CENTER/EDGE	
<p>STREET SECTION</p> <p>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</p> <p>--- Property Line</p>	<p>TYPE D</p> <div style="text-align: center;"> <p>Boulevard D: SW 112th Avenue 100' ROW</p> </div> <div style="text-align: center;"> <p>14'6" 7'2" 7' 11'2" 13'2" 11' 7'7" 14'6"</p> <p>s g c p ln c med c ln c g s</p> </div>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and the Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

60

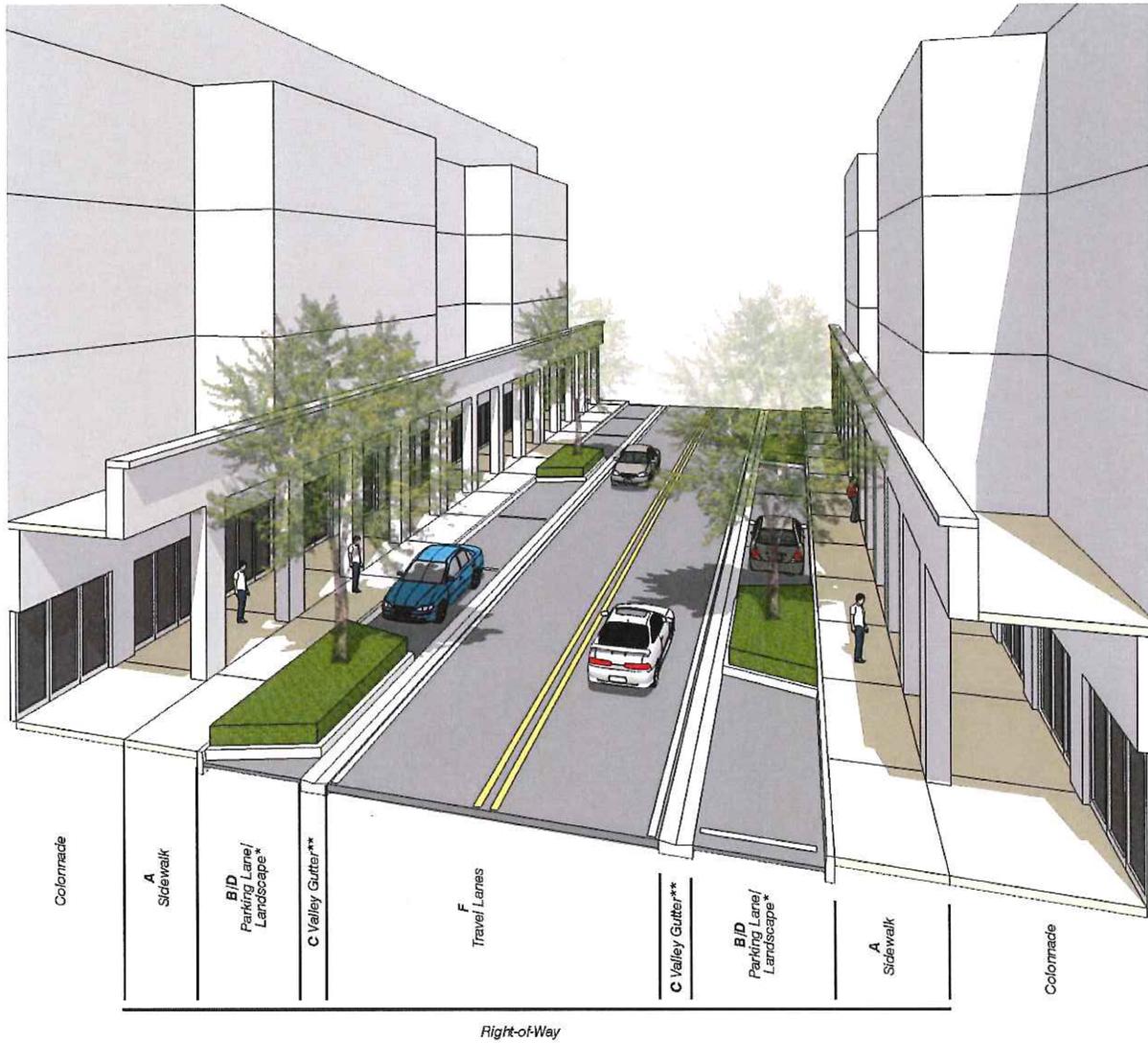
Main Street Type A, C



* 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.

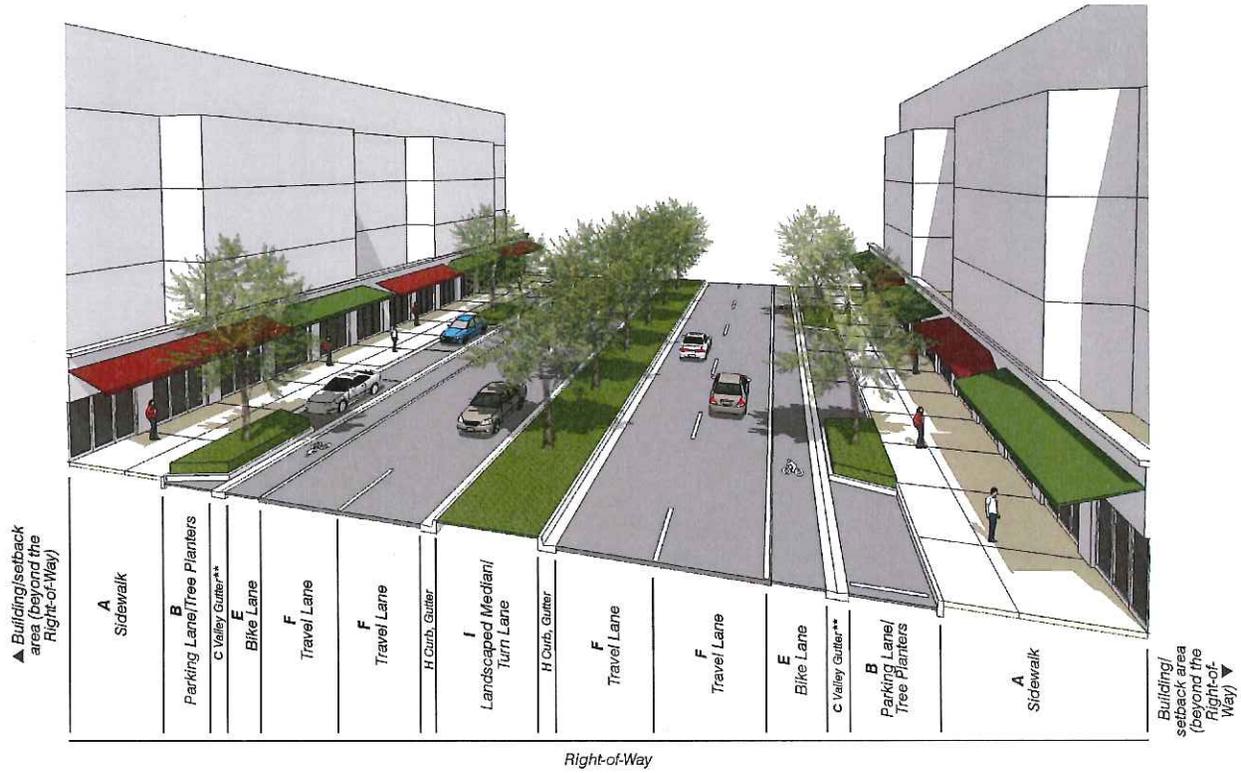
Main Street Type B



* 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.

Boulevard Type A, B



* 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.

<u>Street Type</u>	<u>Required Elements</u>							
	<u>A.</u> <u>Sidewalk</u> <u>(Min.)</u> <u>[a]</u>	<u>B.</u> <u>Land-</u> <u>scape [b,</u> <u>c, d]</u>	<u>C.</u> <u>Curb/</u> <u>Gutter</u> <u>[e]</u>	<u>D.</u> <u>Parking</u> <u>Lane</u>	<u>E.</u> <u>Bike</u> <u>Lane [g]</u>	<u>F, G.</u> <u>Travel</u> <u>Lanes</u> <u>[h]</u>	<u>H.</u> <u>Curb/</u> <u>Gutter</u> <u>[e]</u>	<u>I.</u> <u>Median/</u> <u>Turn</u> <u>Lane</u>
<u>U.S. 1</u> <u>Core/</u> <u>Center</u>	5'	Tree grates; tree planters; landscap e strip	2'	N/A	N/A	11'	2'	6' (Median) 10' (Turn Lane)
<u>Main</u> <u>Street</u> <u>Type A</u> <u>Core</u>	5'	Tree grates; tree planters	2'	7'	Required where indicated on Bike Route Plan	11'	2'	70' (Median) 10' (Turn Lane)
<u>Main</u> <u>Street</u> <u>Type B</u> <u>Core/</u> <u>Center</u>	5'	Tree grates; tree planters; landscap e strip	2'	7'	Required where indicated on Bike Route Plan	11'	2'	N/A
<u>Main</u> <u>Street</u> <u>Type C</u> <u>Core/</u> <u>Center</u>	5'	Tree grates; tree planters; landscap e strip	2'	7'	Required where indicated on Bike Route Plan	11'	2'	18' (Median) 10' (Turn Lane)
<u>Boulevard</u> <u>Type A</u> <u>Core/</u> <u>Center</u>	10'	Tree grates; tree planters; landscap e strip	2'	7'	Required where indicated on Bike Route Plan	11'	2'	6' (Median) 10' (Turn Lane)
<u>Boulevard</u> <u>Type B</u> <u>Core/</u> <u>Center</u>	10'	Tree grates; tree planters; landscap e strip	2'	7'	Required where indicated on Bike Route Plan	11'	2'	60' (Median) 10' (Turn Lane)

65

<u>Street Type</u>	<u>Required Elements</u>							
	<u>A.</u> <u>Sidewalk (Min.)</u> <u>[a]</u>	<u>B.</u> <u>Land-scape</u> [b, <u>c, d]</u>	<u>C.</u> <u>Curb/Gutter</u> <u>[e]</u>	<u>D.</u> <u>Parking Lane</u>	<u>E.</u> <u>Bike Lane</u> [g]	<u>F, G.</u> <u>Travel Lanes</u> <u>[h]</u>	<u>H.</u> <u>Curb/Gutter</u> <u>[e]</u>	<u>I.</u> <u>Median/Turn Lane</u>
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.
- f. 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.
- g. The minimum required width of one-lane/one-way travel lanes shall be determined by the Department of Public Works and Waste Management or its successor and Fire Rescue Department or its successor on a case-by-case basis during the Administrative Site Plan Review process (ASPR).
- h. The use of permeable materials to pave private street sidewalks, on-street parking, and vehicular drives is permitted. Use of permeable materials to pave public street

sidewalks, on-street parking and vehicular drives shall require approval from the Director of the Department of Public Works and Waste Management.<<

Section 5. Sec. 33-284.99.28 of the Code of Miami-Dade County, Florida, is hereby amended:

Sec. 33-284.99.28. General Requirements.

Except as provided herein, all developments within the CRMUC shall comply with the requirements provided in Section 33-284.86 of this >>chapter.<< [[eode]].

[[A-]] *Buildings.* In addition to the requirements of Section 33-284.86 of this >>chapter<< [[Code]], all buildings within the CRMUC shall comply with the following requirements:

* * *

[[9]— A cornice line shall be required at the top of the third story of MM, MO, MC, and ID buildings, as provided in Section 33-284.86 of this code.]

Section 6. Section 33-284.99.30 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.30. Non-conforming Structures, Uses, and Occupancies.

[[All legal nonconforming structures, uses, and occupancies in the CRMUC that either (1) were existing as of the date of the district boundary change on the property to CRMUC or (2) on or before said date, had received final site plan approval or had a valid building permit, shall be exempt from the provisions of Section 33-35(e) of this Code upon compliance with the requirements of this section for a period of 10 years from the date of the district boundary change on the property to CRMUC. Such nonconforming structures shall be allowed to be rebuilt and such uses and occupancies resumed in compliance with plans of record and certificates of use and occupancy approved as of the date of the district boundary change on the property to CRMUC. Such

~~structures, uses and occupancies shall be in compliance with all other provisions of this Code in effect at the time of the application to rebuild or resume occupancy. Building permits for rebuilding pursuant to this section shall be obtained within one year after the date of damage or destruction of the nonconforming structure. If the building permits necessary to rebuild a nonconforming structure have not been obtained within one year after the date of damage or destruction, or if such permits expire or are revoked after that year has concluded, the structure shall be subject to the provisions of Section 33-35(e)]]~~

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

Section 7. 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 8. 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 9. 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: February 2, 2016

Approved by County Attorney as
to form and legal sufficiency:

APW
gak

Prepared by:

Dennis A. Kerbel