



MEMORANDUM

GOE

AGENDA ITEM NO. 2 (BB)

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

Date: April 20, 2004

From: George M. Burgess
County Manager

Subject: Proposed Ordinance
Pertaining to Downtown
Kendall Urban Center
Zoning District

This substitute corrects a scrivener's error in the title.

RECOMMENDTION

It is recommended that the Board approve the attached proposed Ordinance. Upon approval, this ordinance would provide for a simpler methodology to compute the required minimum parking and allow the developers to build additional parking as necessary for the marketability and success of their developments.

BACKGROUND

The Downtown Kendall Urban Center district established by the Board is now being built as a dynamic urban environment. This zoning district has stimulated desirable pedestrian friendly, walkable developments within the proximity of Dadeland South Metrorail Station, a designated Metropolitan Urban Center. Based on feed back from the developers, concerns from the community and to enhance the goals and objectives of the district and that of the Comprehensive Development Master Plan minor modifications are herein proposed to the district's parking calculations. The existing ordinance has a complicated process of determining parking requirements and has a cap limiting the maximum amount of parking a developer can provide. This has been found to be a hindrance to provide adequate parking for a development to be marketable and to receive proper financing. The proposed ordinance simplifies the review process, requires only a minimum parking requirement and provides the mechanism to determine the actual parking based on the projected use and marketability of the project.

FISCAL IMPACT

The proposed ordinance will create no fiscal impact on Miami-Dade County.

Assistant County Manager



MEMORANDUM

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE:

FROM: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

SUBJECT: Proposed Ordinance
Pertaining to Downtown
Kendall Urban Center
Zoning District

This ordinance pertaining to the Downtown Kendall Urban Center zoning district will have no fiscal impact on Miami-Dade County.

Fiscal/001704



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: February 17, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Substitute
Agenda Item No. 13(N)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No. 13(N)
2-17-04

ORDINANCE NO. _____

ORDINANCE PERTAINING TO ZONING; AMENDING SECTION 33-284.62 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, TO MODIFY CERTAIN PARKING REQUIREMENTS IN THE DOWNTOWN KENDALL URBAN CENTER ZONING DISTRICT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, Miami-Dade County created the Downtown Kendall Urban Center District to produce a Metropolitan Urban Center for the purposes of coordinating development in proximity to mass transit, to create an interconnected network of tree lined streets to improve pedestrian access to mass transit, and to create open public space, including plaza locations, by shaping the way buildings front onto the open space and streets; and

WHEREAS, the ordinance that created the Downtown Kendall Urban Center District contemplate and encourage residential buildings with pedestals featuring retail store fronts on the first story; and

WHEREAS, in order to provide the maximum flexibility in the development of projects and possible subsequent use changes, minimum parking requirements are hereby established without a maximum ceiling; and

WHEREAS, due to the cost of building structured parking, the project developers are not expected to build additional parking beyond that needed for the success and financing of the projects,

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

Section 1. Section 33-284.62 of Chapter 33 of the Code of Miami-Dade County is hereby amended to read as follows:¹

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.

Sec. 33-284.62. Development parameters.

Summary Chart. The chart below summarizes the parameters of the thirteen (13) zone and frontage type situations.

* * *

(C) General Requirements. All new and renewal development shall comply with the following parameters irrespective of Sub-District and frontage categories:

(1) Permitted Uses.

* * *

(7) Parking.

(a) Parking shall be provided as per >>the requirements outlined below<< [[Section 33-124 of this Code, except as follows:]]

(1) [[In the Core Sub-District, for all single use projects,]] >>Required<< [[the]] minimum parking [[permitted]] shall be:

i. Residential - One (1) parking space per dwelling unit.

ii. Office - One (1) parking space per four-hundred (400) square feet of gross floor area.

iii. Hotel - One (1) parking space for every two (2) guest rooms.

iv. Other uses - Use parking standard as specified in Section 33-124 of this Code.

(2) In the Core Sub-District, >>as an alternative to the standards set forth in (1) above,<< required parking for mixed-use projects [[shall]] >>may<< be calculated by applying the >>most current version of the<< Urban Land Institute (ULI) Shared Parking Methodology, on file with the Director, to the parking standards above. [[Required parking shall fulfill between ninety (90) percent and one hundred ten (110) percent of the calculated requirement.]] >>Required parking derived through this methodology shall be approved by the Director.<<

(3) In the Center and Edge Sub-Districts, >>as an alternative to the standards set forth in (1) above,<< parking requirements for mixed-use projects shall be calculated by applying the >>most current version of the Urban Land Institute<< (ULI) Shared Parking Methodology to the parking standards as specified in Section 33-124 of this Code. ~~[[Parking shall fulfill between 90% and 110% of the ULI calculated requirement.]]~~ >>Required parking derived through this methodology shall be approved by the Director.<<

(4) Off-street parking areas shall be located on the same lot, parcel or premises as the use to be served; or may be on a lot or parcel of land that is in the Downtown Kendall Urban Center District and is within three hundred (300) feet from the site of such use(s) to be served; provided such use(s) shall immediately terminate in the event such parking area therefore is not available and all those having any right, title or interest in and to such property site shall execute and place on the public records of this County a covenant approved by the Director that such use(s) shall cease and terminate upon the elimination of such parking area, and that no use shall be made of such property until the required parking area is available and provided.

(5) Onstreet parking spaces directly abutting a lot shall count toward the parking requirement for development of that lot, except that such spaces shall not count toward parking requirements for disabled persons or persons transporting baby strollers. All such onstreet spaces shall be designed in accordance with the requirements of Section 33-284.62(C) of this code.

* * *

(k) Bicycle racks shall be provided on all sites as per Ordinance No. 99-81.

>>(l) The Director shall approve a proposed modification to a site plan approved prior to the effective date of this ordinance where the modification is sought to comply with the provisions of this section.<<

Section 2. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of the ordinance may be renumbered or relettered to accomplish such intention, and word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 3. 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:

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

Prepared by: JAC

Joni Armstrong Coffey