

Memorandum



Date: September 25, 2006

To: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

From: 
George M. Burgess
County Manager

Subject: Proposed Zoning Ordinance Establishing the Cutler Ridge Metropolitan Urban
Center District Regulations

INLUC
Agenda Item No. 2 (SS)

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached proposed zoning ordinance establishing the Cutler Ridge Metropolitan Urban Center Zoning District (CRMUCD) regulations.

BACKGROUND

The Comprehensive Development Master Plan (CDMP) designated Cutler Ridge Metropolitan Urban Center (CRMUC) encompasses the area of the Southland Mall and the South Miami-Dade Government Center. Its boundaries are generally described as the Homestead Extension of the Florida Turnpike on the east, the Black Creek Canal on the south, and the U.S. 1/South Miami-Dade Busway corridor, including properties along both sides of the corridor, on the west.

On April 13th, 2004, the Board adopted Resolution No. R-438-04 accepting the Downtown Cutler Ridge Charrette Report, including its plan and recommendations and directed the County Manager to prepare the necessary amendments to the Code of Miami-Dade County to implement the Plan and its recommendations. Subsequent to this, the staff of the Department of Planning and Zoning (DP&Z) developed an ordinance containing the CRMUCD regulations and proceeded with the normal approval process which included a series of public hearings. While these hearings were being conducted, the Cutler Ridge Municipal Advisory Committee finalized its work and after approval of the incorporation proposal by the County Commission and an affirmative charter vote, most of the unincorporated area known as Cutler Ridge, including portions of the CRMUC, became part of the Town of Cutler Bay on November 8, 2005. Since then, DP&Z has been coordinating the adoption and implementation of the municipal portion of the CRMUCD with the management and leadership of the Town of Cutler Bay.

On April 6, 2006, the Town Council adopted the Urban Center District (UCD) Land Development Regulations ordinance containing the municipal portion of the County's CRMUCD and it is now proceeding with the rezoning process which it is scheduled to be finalized by July of this year.

The proposed CRMUCD that covers the unincorporated portion of the Cutler Ridge MUC builds upon the adopted Standard Urban Center District Regulations and provides the additional requirements and the regulating plans that will guide development of the area. This proposed ordinance, which has been subject to considerable public input, including the Cutler Ridge Charrette Steering Committee, the Redland Community Council 14, the South Bay Community Council 15 and the Planning Advisory Board, creates regulations to govern the new zoning district. Properties located within the boundaries of the new zoning district will become subject to the new regulations upon approval after public hearing on an application to rezone them to the CRMUCD.

FISCAL IMPACT

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



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No.

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 _____

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE CUTLER RIDGE METROPOLITAN URBAN CENTER ZONING DISTRICT; CREATING SECTIONS 33-284.99.23 THROUGH 33-284.99.30 OF THE CODE OF MIAMI-DADE COUNTY (CODE); PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

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

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

>> ARTICLE XXXIII (O)

CUTLER RIDGE METROPOLITAN URBAN CENTER DISTRICT (CRMUCD)

Sec. 33-284.99.23 Purpose, intent and applicability.

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.

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- 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.

A more detailed legal description of the boundaries follows:

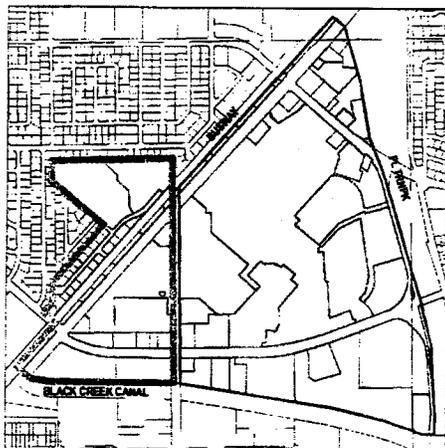
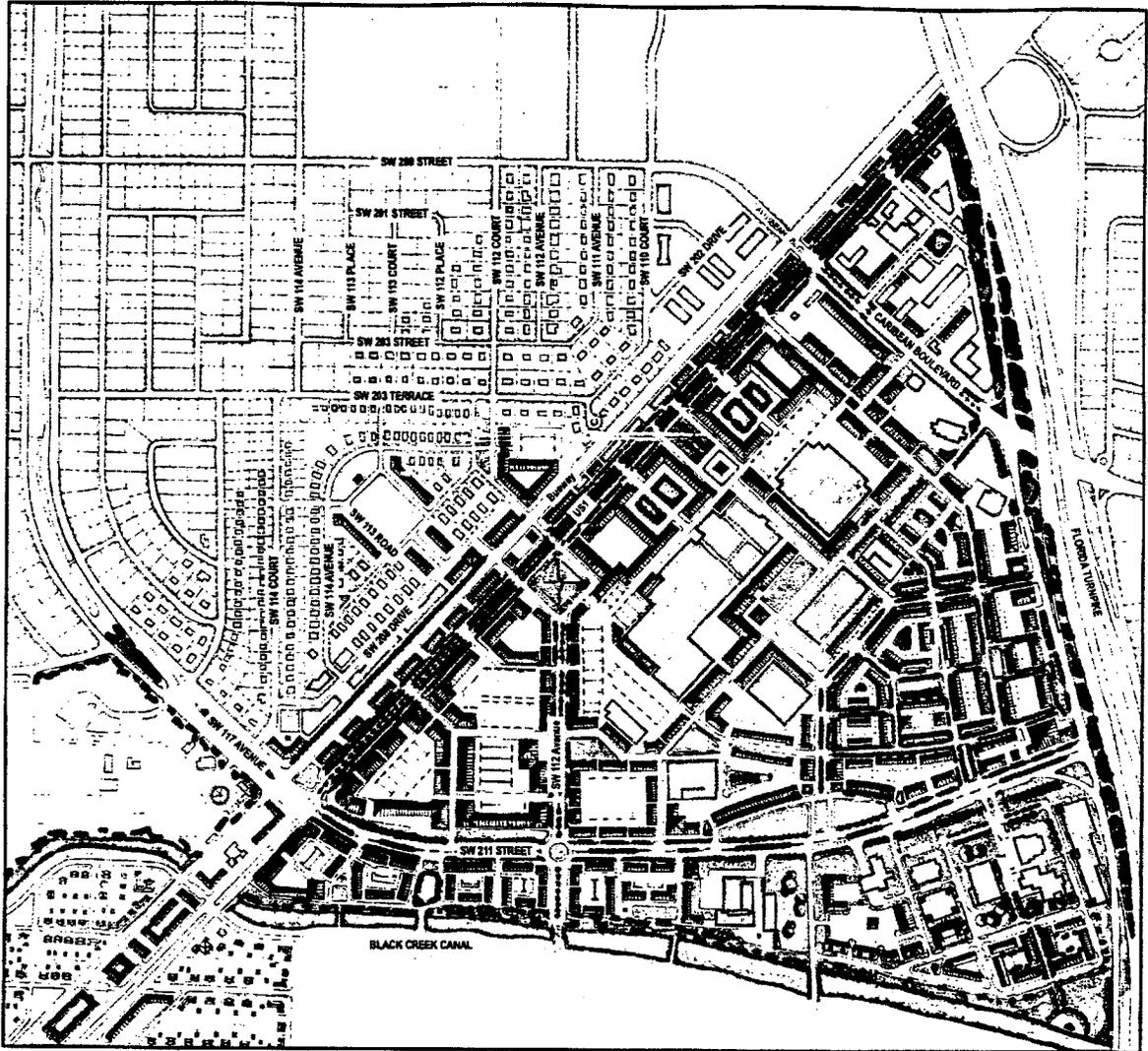
Beginning at the intersection with the centerline of Black Creek Canal (C-1) and the west line of the Southeast one quarter of Section 7, Township 56 South, Range 40 East, Miami-Dade County Florida lying in SW 112th Avenue (Allapattah Road), thence westerly along the center line of Black Creek Canal (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 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 all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

- D. No provision in this article shall be applicable to any property lying outside the boundaries of the Cutler Ridge Metropolitan Urban Center District (CRMUC) as described herein. No property lying within the boundaries of the CRMUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to CRMUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



ILLUSTRATIVE PLAN

KEY

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



MUC Boundary Plan

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Section 2. Section 33-284.99.24 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.24. Cutler Ridge Metropolitan Urban Center District (CRMUC) Requirements.

Except as provided herein, all developments within the CRMUC shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.<<

Section 3. Section 33-284.99.25 of the Code of Miami-Dade County, Florida is hereby created 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 code.

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 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:

1. Automobile new sales agency shall be permitted only upon approval after public hearing, provided that the following conditions are also satisfied:

a. The building shall comply with the Building Placement and Street Type Development Parameters and the General Requirements in Section 33-284.85-86 of this Code and as established by the land use and sub-districts regulating plans provided in Section 33-284.99.17 of this code.

b. All outdoor paging or speaker systems shall be prohibited.

c. Repair work of any type shall not be permitted on premises unless approved after public hearing and maintained within an enclosed building and screened from the street.

- d. The applicant shall obtain a certificate of use and occupancy, which shall be automatically renewable yearly upon compliance with all applicable terms and conditions.<<

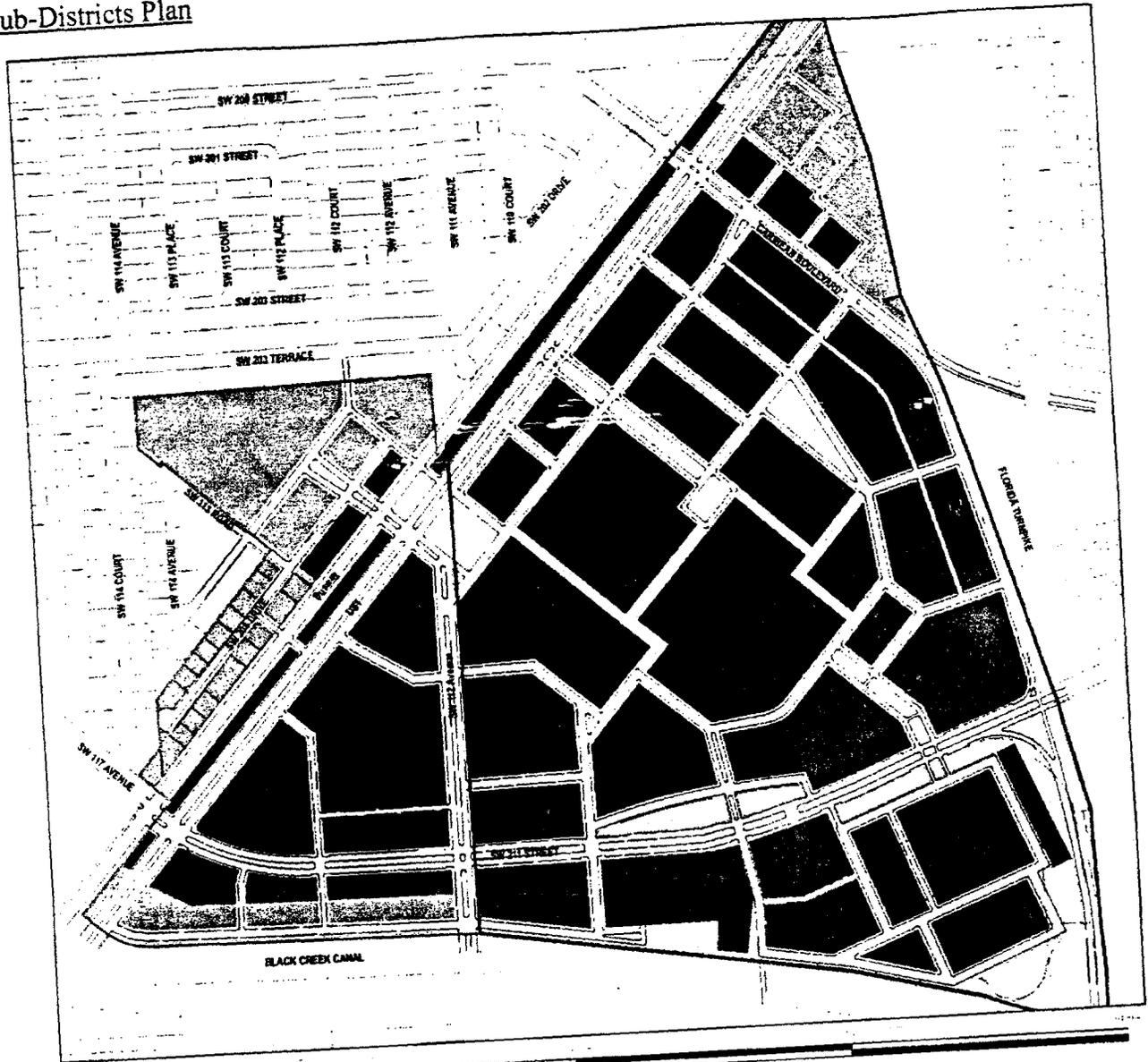
Section 4. Section 33-284.99.26 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>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.

- 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.
- 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.
- The Land Use Frontage Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(F) of this code.
- 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.

Sub-Districts Plan

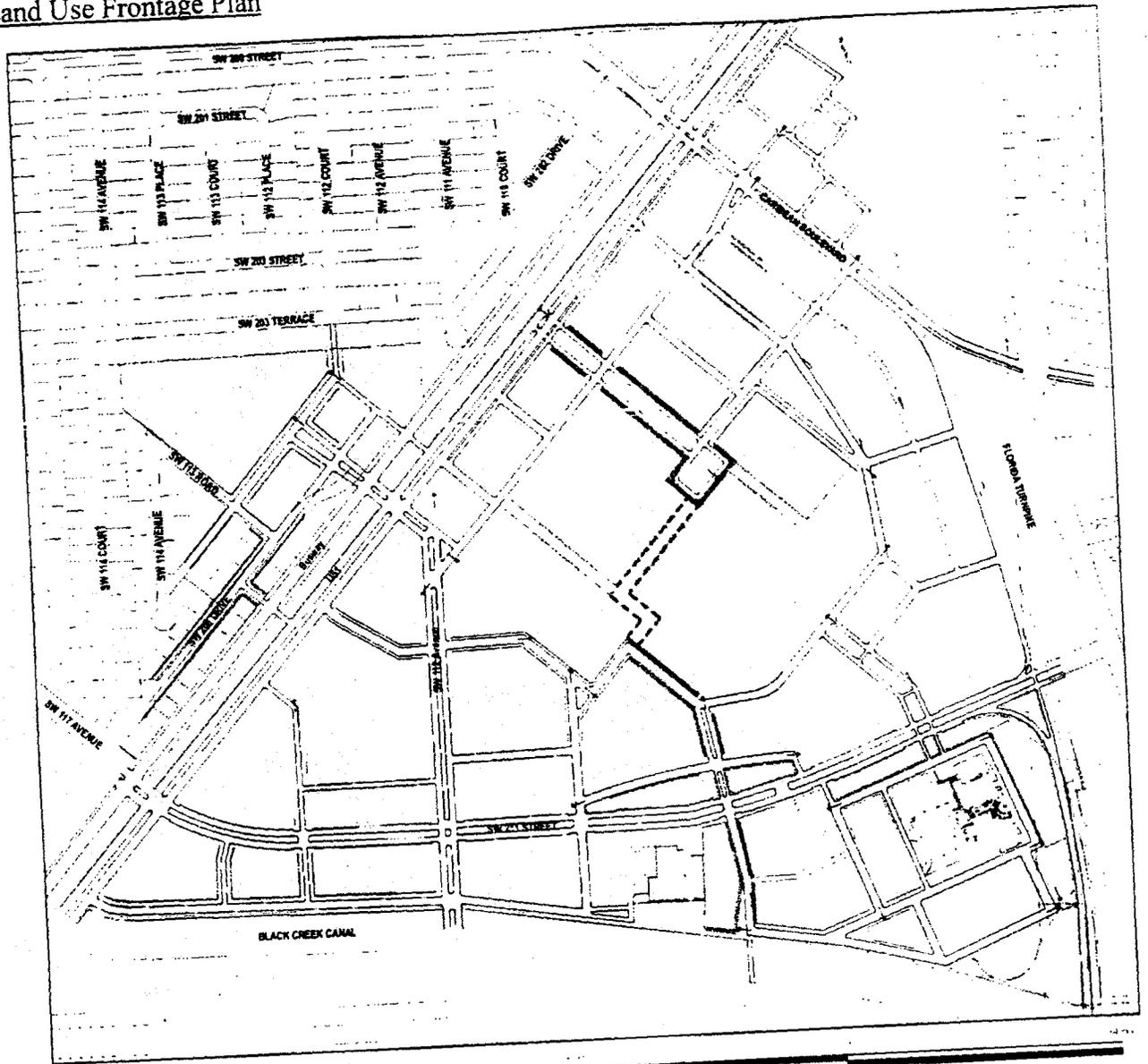


SUB-DISTRICTS

KEY

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District
-  Miami Dade County
-  Town of Cutler Bay

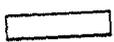
Land Use Frontage Plan



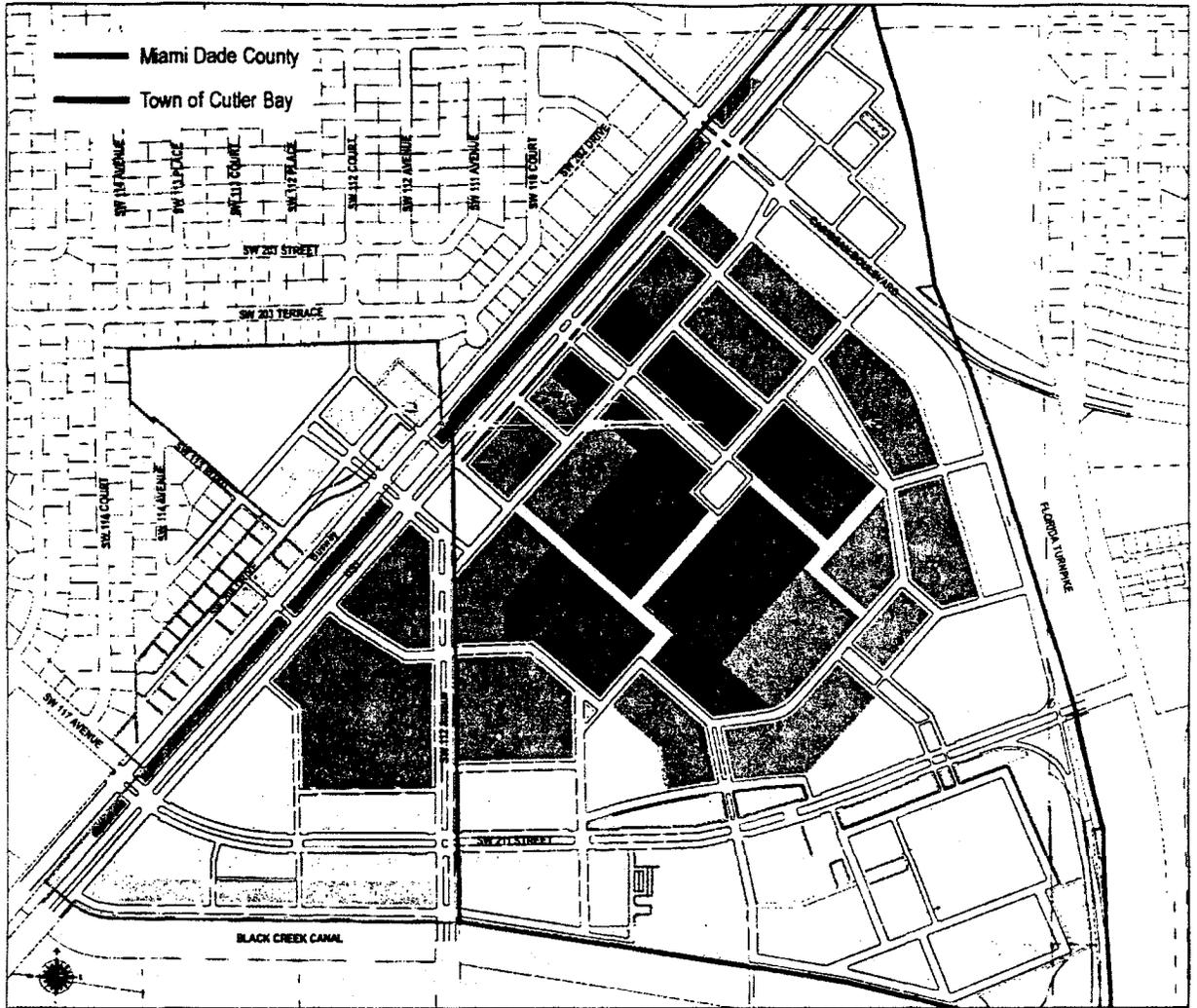
LAND USE FRONTAGE

See Section 33-284.83 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**

Building Heights Plan



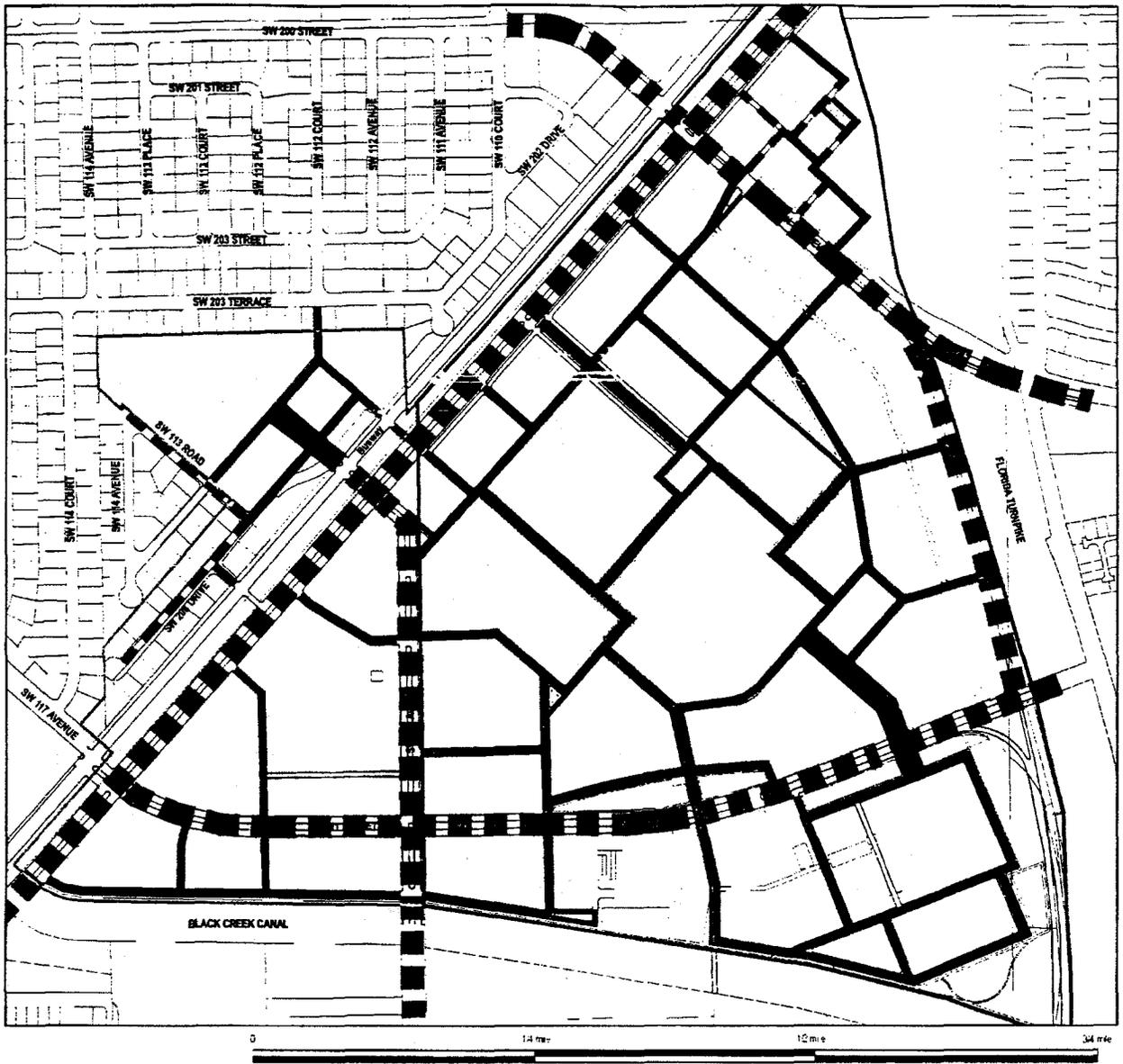
BUILDING HEIGHTS

Key	Pedestal		Tower		Penthouse		Density Permitted**	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
	6 stories	8 stories	N/A	12 stories	N/A	5 stories	N/A	N/A
	6 stories	8 stories	N/A	10 stories	N/A	N/A	N/A	N/A
	6 stories	8 stories	N/A	N/A	N/A	N/A	N/A	N/A
	2 stories	8 stories						
	3 stories	6 stories	N/A	N/A	N/A	N/A	12 units/acre net	52 units/acre net or 60 units/acre net*
	2 stories	6 stories						
	2 stories	4 stories	N/A	N/A	N/A	N/A	12 units/acre net	36 units/acre net
	1 story	2 stories	N/A	N/A	N/A	N/A	8 units/acre net	18 units/acre net

* with purchase of SUR (Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this code) at the rate of 2 residential credits/SUR

** Where residential uses are permitted (Pending Legal Review)

New Street Dedications Plan



NEW STREETS

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

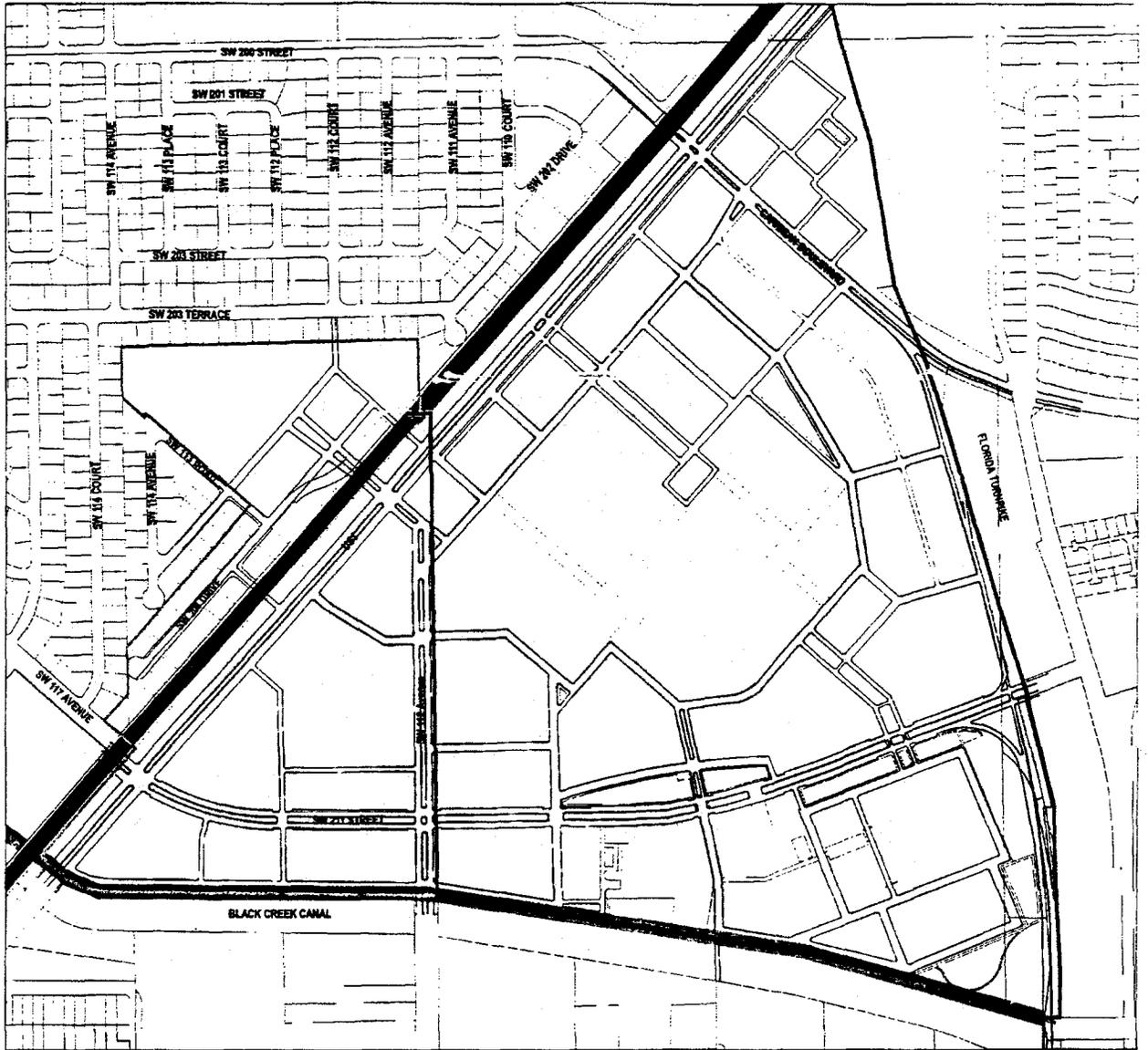
KEY

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



15

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 5. Section 33-284.99.27 of the Code of Miami-Dade County, Florida is hereby created 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 as provided in Section 33-284.85 of this 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 as provided herein.

<u>Street type</u>	<u>Minimum Required Configuration</u>	
	<u>Core/Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>As provided in this section</u>	
<u>Main Street</u>	<u>As provided in this section</u>	
<u>Boulevard</u>	<u>As provided in this section</u>	
<u>Minor Street</u>	<u>As provided in section 33-284-85</u>	
<u>Service Road</u>	<u>As provided in section 33-284.85</u>	
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>	

- 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:

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

* Colonnade Required

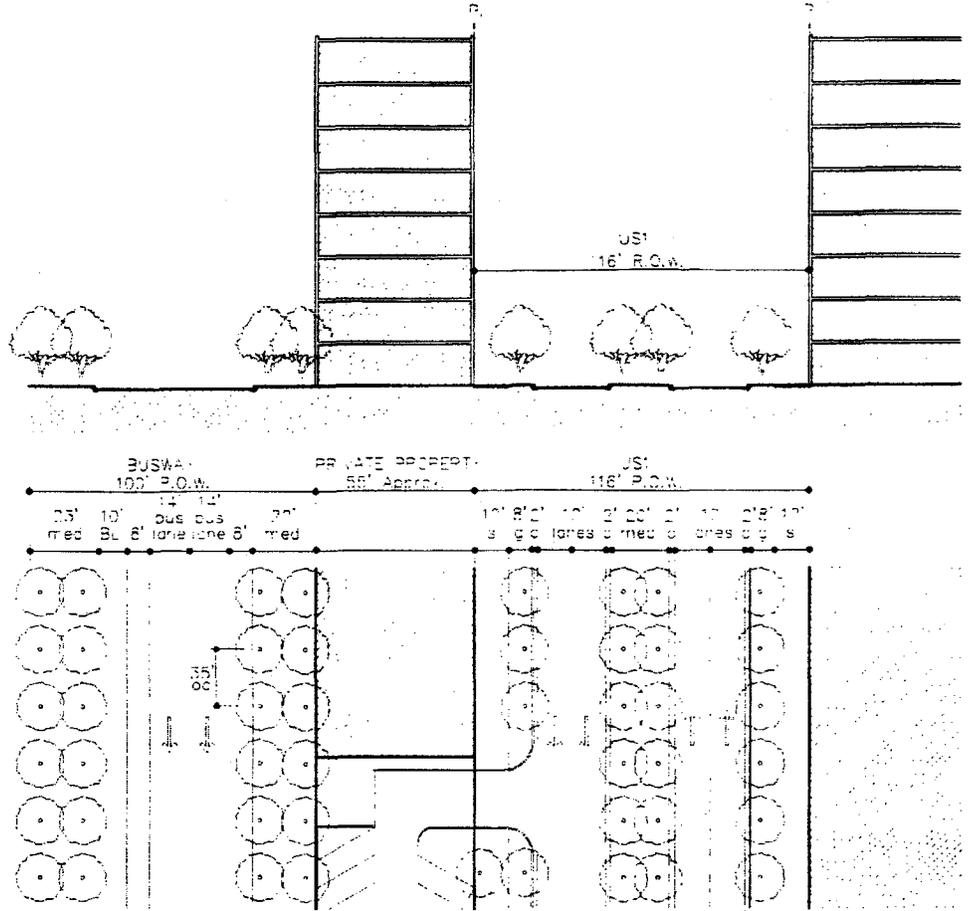
U.S. HIGHWAY 1/S.R. 5

CENTER/EDGE

STREET SECTION

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

--- Property Line



* Note: Actual dimensions of South Miami-Dade Busway extension shall take precedence over dimensions depicted here.

LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. 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.

* Note is inserted to depict rounded off dimensions of the Busway.

MAIN STREET

CORE

STREET SECTION	TYPE A
<p>Key:</p> <ul style="list-style-type: none"> 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>--- Property Line</p>	<p style="text-align: center;">Main Street A 122' ROW</p> <p style="text-align: center;">10' 5' 7' 10' 2' 70' 2' 10' 7' 5' 10' col sc p ln c med c ln p c col</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<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>
<p>PARKING</p>	<p>On-street parking shall count towards the minimum required parking.</p>
<p>OTHER ELEMENTS</p>	<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>

20

MAIN STREET

CORE/CENTER

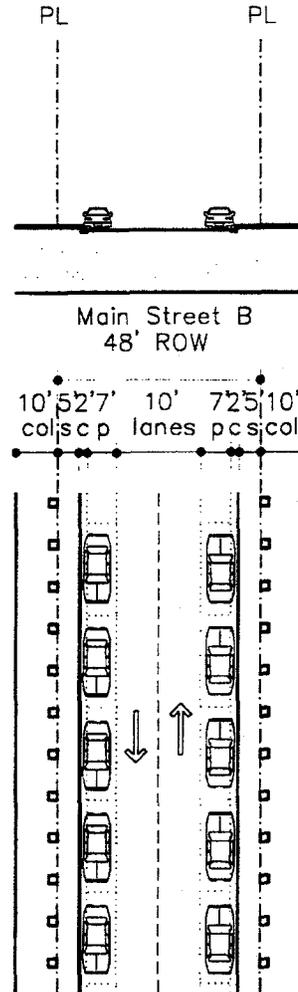
STREET SECTION

Key:

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

--- Property Line

TYPE B



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees are optional along sidewalk only and if provided, shall be planted in 5'x5' tree grates.

PARKING

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

OTHER ELEMENTS

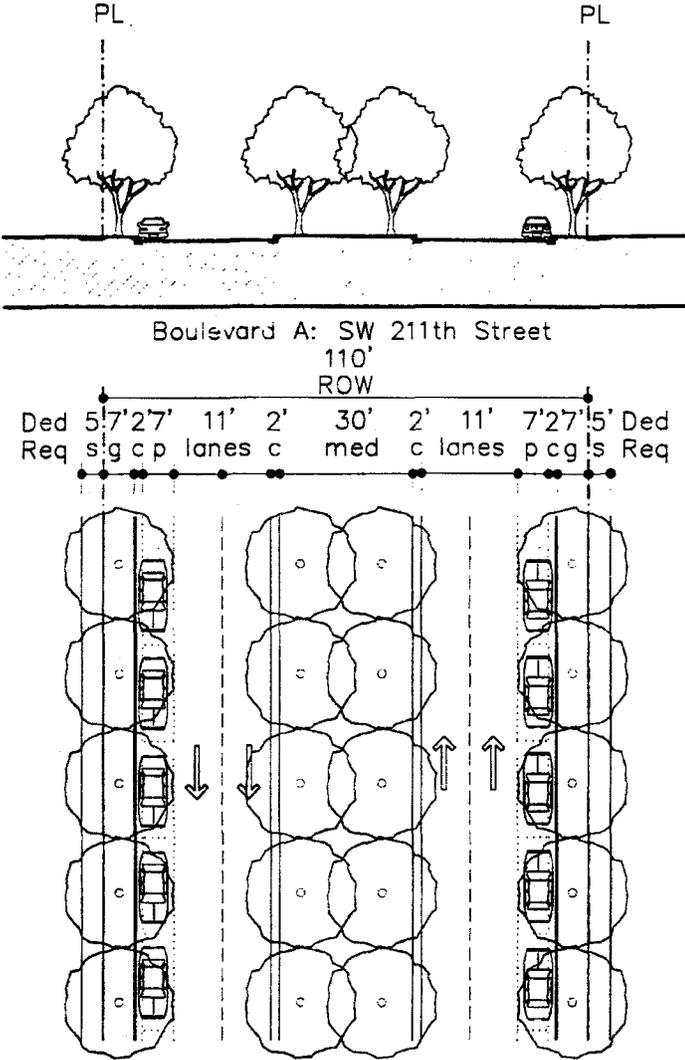
A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.

MAIN STREET CENTER/EDGE

STREET SECTION	TYPE C
<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 style="text-align: center;">Main Street C 70' ROW</p> <p style="text-align: center;">10' 5' 2'7'10' 2'18' 2'10' 7'25' 5'10' col s c p ln c med c ln p c 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 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>

BOULEVARD (SW 211 Street)

CORE/CENTER/EDGE

STREET SECTION	TYPE A
<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 style="text-align: center;">Boulevard A: SW 211th Street 110' ROW</p> <p style="text-align: center;">Ded 5' 7' 2' 7' 11' 2' 30' 2' 11' 7' 2' 7' 5' Ded Req s' g' c' p' lanes c med c lanes p c g' s' Req</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>

2.3

BOULEVARD (Carribbean Boulevard)

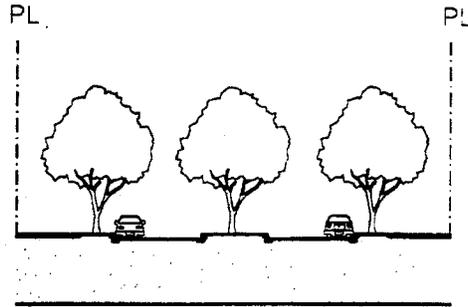
CENTER

STREET SECTION

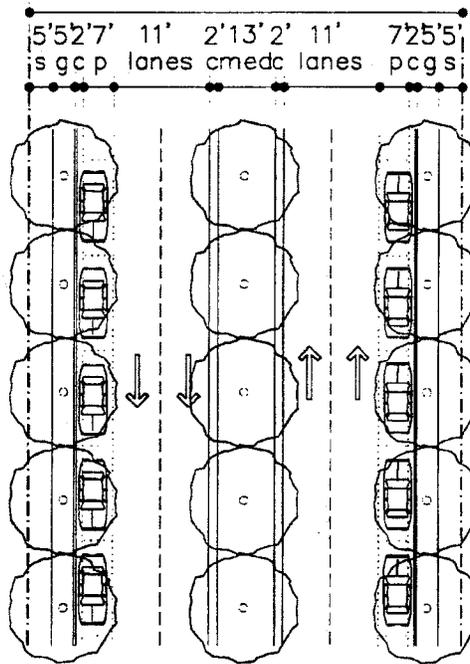
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 PL: property line
 Min: Minimum
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--- Property Line

TYPE B



Roulevard B: Carribbean Boulevard/SW 200th Street
 100' ROW



**LANDSCAPE/
OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.

PARKING

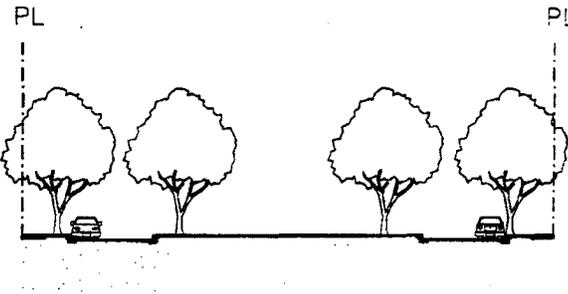
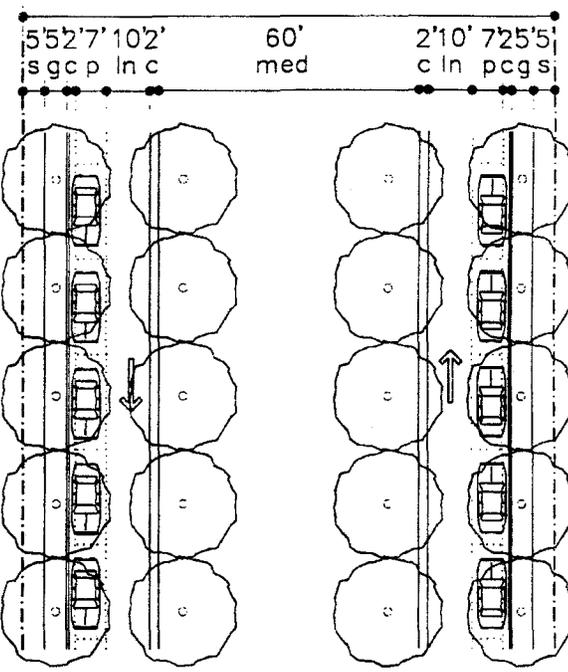
On-street parking shall count towards the minimum required parking.

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.

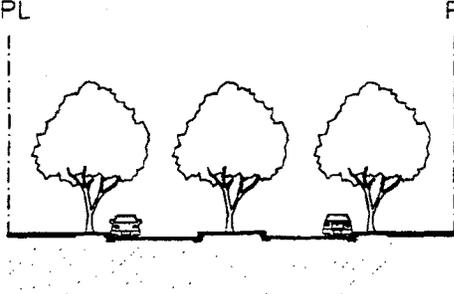
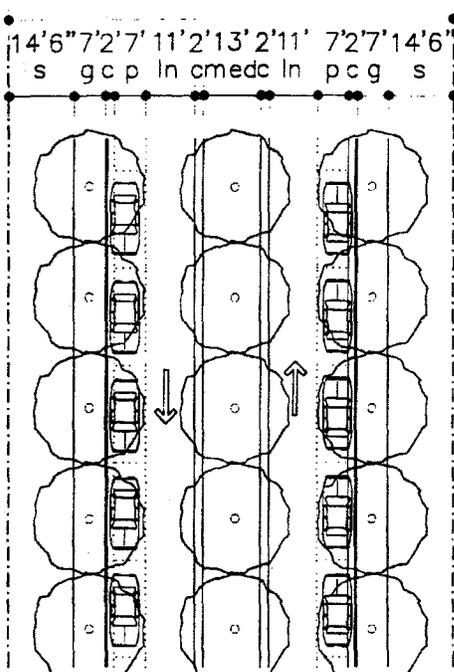
24

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 style="text-align: center;">TYPE C</p> <div style="text-align: center;">  <p>Boulevard C 122' ROW</p>  <p>52' 7' 102' 60' 2' 10' 725' 5' s g c p ln c med c ln p c g s</p> </div>
<p>LANDSCAPE/ OPEN SPACE</p>	<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>
<p>PARKING</p>	<p>On-street parking shall count towards the minimum required parking.</p>
<p>OTHER ELEMENTS</p>	<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 style="text-align: center;">TYPE D</p> <div style="text-align: center;">  <p style="margin-top: 10px;">Boulevard D: SW 112th Avenue 100' ROW</p> <p style="margin-top: 10px;"> 14'6" 7'2" 7'11" 2'13" 2'11" 7'2" 7'14'6" s g c p ln c med c ln p c g s </p>  </div>
<p>LANDSCAPE/ OPEN SPACE</p>	<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>
<p>PARKING</p>	<p>On-street parking shall count towards the minimum required parking.</p>
<p>OTHER ELEMENTS</p>	<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>

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Section 6. Section 33-284.99.28 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Section 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 code.

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

- 1) Where colonnades are provided, the colonnade shall be placed along the property line.
- 2) Minimum spacing between towers within any one contiguous property line shall be 60 feet.
- 3) Aggregate tower frontage facing any street may not exceed 225 feet per block or 70 percent of street frontage, whichever is greater.
- 4) Vehicular entry gates at garage entries shall be positioned a minimum of 20 feet behind the front wall of the building. At colonnaded frontages, this distance shall be measured from the interior/rear wall of the colonnade. To increase safety during off-hours, the setback area between the entry gate and the public sidewalk may be gated at the sidewalk edge during times when the garage is closed.
- 5) Drop off drives and porte-cocheres may only occur in the rear, on the side, and/or along service roads.
- 6) Loading and service entries shall be allowed only in the rear along service roads and/or within parking lots and structures.
- 7) Vehicular entries to garages shall be allowed only from service roads and/or minor streets. Along minor streets, vehicular entries shall have a maximum width of 33 feet and a minimum separation of 70 feet between entries. Along service roads, vehicular entries shall not be limited.
- 8) The penthouse shall occur above the tower level and shall be limited to 50 percent of the largest tower floorplate.

- 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 7. Sec. 33-284.99.29 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99. 29. Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.<<

Section 8. Sec. 33-284.99.30 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Section 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(c) 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(c).<<

Section 9. 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.

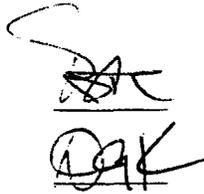
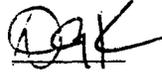
Section 10. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article," or other appropriate word.

Section 11. 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:

Prepared by:
Dennis A. Kerbel

Handwritten signature of the County Attorney, appearing to be "SAC" with a large flourish above it.Handwritten initials "DAK" with a horizontal line underneath.